

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

AGENDA

9-April-2007

7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Minutes of 12-March-07 – corrections/approval
4. Report on Township Board Meeting: John Ruiter
5. Farmland preservation survey – discussion of results
6. Commercial District Zoning Ordinance
 - Review of citizen business comments for land use planning as summarized by Pat Hudson
 - Consideration of sample “Historic” Village District Ordinance provided by Pat Hudson
 - Go-forward plan for commercial ordinance – where do we go from here?
7. Public Comments
8. Commissioner Comments
9. Adjourn

MINUTES
WAVERLY TOWNSHIP
PLANNING AND ZONING COMMISSION
Regular Monthly Meeting-Waverly Township Hall
April 9, 2007

Meeting called to order at 7:05 PM by Dave Foerster.

Members present: Larry Chase, Kathleen Crook, Dave Foerster, Diane Julien, and Joe Mayo.

Members absent: Mike LaPine, John Ruitter

Visitors: Tom Fleetwood, Scott Piper

Agenda accepted as presented.

Minutes approved as written.

Township Board meeting report: The Board recognizes that two Planning and Zoning **Commission members' terms expire** shortly. Those members are Diane Julien (filling a vacated seat) and Dave Foerster. They discussed changing the meeting date for the Township Board or the Planning Commission but found that no other dates would work any better than the current arrangement. Dave felt that the more time between the Commission meeting and the Board meeting the better. The issue was tabled until the Commission gets a proposal in writing.

Dave brought the **Farmland Preservation Survey** up for discussion. Dave said that he feels that farmers do not understand that the program is voluntary. Farmers feel that it is a taking. Larry Chase said that if any land is shown as eligible for farmland preservation, developers will shy away from buying that property due to expecting greater resistance to any development plans they may have. Some farmers want to have the option to develop their land as a retirement option. A committee of the whole followed discussing this issue. This issue will be discussed at a later meeting.

Commercial Zoning. Larry Chase suggested Commercial Zoning at two nodes. The first node would be at Glendale and extending one mile east and one mile west on M 43. The second would be at the intersection of M 40 and M 43 and extending one mile west on M 43 and one mile north and one mile south on M 40. Scott Piper said additional Commercial Zoning should be a strip along M 43 on land that would support it. Tom Fleetwood suggested looking at the percentage of Commercial zoning in surrounding townships. Dave asked if we want to become an extension of Paw Paw. The Commission will look at the percentage of Commercial property in surrounding townships.

With no further **public comments** or Commissioner comments the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Larry Chase

Recording Secretary.