

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

AGENDA

11-Jun-2007

7:00 PM

1. Call to Order / Introductions
2. Agenda – additions/corrections/approval
3. Minutes of 14-May-07 – corrections/approval
4. Report on Township Board Meeting: John Ruiter
5. Commercial District Zoning Ordinance
 - Consideration of Almena zoning regulations
 - Commercial district special uses
 - Site plan requirements
6. Public Comments
7. Commissioner Comments
8. Adjourn

MINUTES

WAVERLY TOWNSHIP

PLANNING AND ZONING COMMISSION

Regular Monthly Meeting –Waverly Township Hall

June 11, 2007

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

Members present: Larry Chase, Dave Foerster, Joe Mayo, Dianc Julien, and John Ruitter

Members absent: Mike LaPine

Visitors: Pat Hudson, Scott Piper, Jack Brown.

Agenda accepted as presented.

Minutes of May 15th meeting accepted with changes.

Township Board meeting report: Ruitter reported that he talked to the attorney to see what could be done with Jack Brown's property that he wants changed back to agricultural from horticultural.

The attorney relayed that Jack would have to petition the Planning and Zoning Commission in writing and also pay \$700.00. He will get back any unused portion of that fee.

The board also discussed blight and acted on one parcel.

Fay Dorr received an anonymous letter wanting her to write up several properties in various areas of the township for blight. She will not respond to the letter.

The township will post a "Truth in Taxes" meeting on July 5th. The township wishes to keep the millage at the present rate.

Farmland Preservation – Need a plan to address all currently zoned Agricultural and Horticultural properties. Pat Hudson to do a map overlay. Pat handed out Long-range strategies (3 sections).

Commercial District Zoning Ordinance:

Consideration of Almena zoning regulations – Access roads: Almena has a minimum of 132 feet at building setback line (can be shorter but has to be frontage/access road or side road). It was decided we will use this.

Need to look at minimum lot size and lot area. If we go under 1.1 acre Health Department may not allow it. Should we go to 50,000 square feet?

Section 16.04: A. Setbacks from Planned Road Rights-of-Way - should go from edge of right of way.

Also consider Low Impact Design. Greenbelts: It was decided by consensus to use 50' from front right-of-way.
Clear Vision Triangle: Wording needed. Need to define access roads/parking lots. Don't want to block off back corner lots.

Commercial district special uses – Look at hand out 5.03 for next meeting.
Waverly Township – Zoning Study & Special Uses 12-21-06. Need to review primary uses and special uses. Mining needs to be in special uses.

Site plan regulations – Reviewed draft text: Waverly Township May 2007 Section 5.01 – Site Plan Review and Approval. When required. Exceptions – minor projects. Review Process and Approval. Review Criteria: noise, lighting, glare or light control, vibration control, outdoor storage and waste disposal, pollution prevention plan (fuel storage should be a special use), traffic management, drainage (have Drain Commissioner look it over), screening, greenbelts and buffering, landscaping with native species, site change, phased construction, expiration.

Public Comments – Jack Brown inquired what was decided about changing his property from Horticultural back to Agricultural (he came in late). Ruitter went over again (see Township Board meeting report above).

Motion Ruitter to adjourn the meeting, Sec.Foerster.
Meeting adjourned at 9:38pm.

Diane Julien
Recording Secretary
Waverly Township