

MINUTES

WAVERLY TOWNSHIP

PLANNING AND ZONING COMMISSION

Regular Monthly Meeting –Waverly Township Hall

July 9, 2007

Meeting called to order at 7:06pm by Dave Foerster.

Members present: Larry Chase, Bernie Wilcox, Dave Foerster, Joe Mayo and Diane Julien.

Members absent: Mike LaPine, John Ruiter

Visitors: Pat Hudson, Bernie Wilfong, Tom Fleetwood, Tony Millek.

Agenda accepted as presented.

Minutes of June 11<sup>th</sup> meeting accepted as written.

Commercial District Zoning Ordinance:

Consideration of Almena zoning regulations – Discussion on where to add more commercial zoning to the Future Land Use Plan.

Mayo motion to change planning area both sides of M43 West from 40<sup>th</sup> St. to 41<sup>st</sup> St., ¼ mile deep to Commercial.

Roll call: Julien No, Mayo Yes, Foerster No, Wilcox Yes, Chase Yes.

Motion passed.

Chase motion to change planning area: Marv Henry's (80? Acres) whole parcel on the NW corner of the intersection of M40 and M43 to Commercial.

Roll call: Julien No, Mayo No, Foerster No, Wilcox No, Chase Yes.

Motion denied.

Wilcox motion to change planning area (Marv Henry's) M43 & M40 East 500' of 80 acre parcel and South 500' of 80 acre parcel to Commercial.

Roll call: Julien Yes, Mayo Yes, Foerster Yes, Wilcox Yes, Chase Yes.

Motion passed.

Commercial district special uses: Reviewed "Special Use Requirements: Samples for July 2007"

Reviewed Ag, Airport, Animals, Automobile Repair Shops and Impound Yards, Bed & Breakfasts, Campgrounds, Seasonal Mobile Home Parks and Recreational Vehicle (RV) Parks, Churches, Private Schools, Libraries, Museums, and Community Halls and

Government Offices, Dry Cleaning Plants and Laundries, Not Including Outlet Distribution Facilities, Fraternal Organizations, Golf Courses and Sports Stadiums, and Home Occupations. Discussed various options and changes to draft text.

Public Comment: Tony Millek wanted clarification on the buffer between Ag and Residential. Does State law mandate a 1500' buffer? It was explained that the HC zone as per the present zoning was felt to be indefensible per Right to Farm. The intensive livestock GAMMP (reference Category 3 Sites, Residential Zones) provides for township input which would support an argument for a 1500 foot wide HC zone around residential areas. The HC areas in the Future Land Use Plan were reestablished around residential zones accordingly.

Meeting adjourned at 10:47pm.

Diane Julien  
Recording Secretary  
Waverly Township