

MINUTES
WAVERLY TOWNSHIP
PLANNING AND ZONING COMMISSION
Regular Monthly Meeting - Waverly Township Hall
May 12, 2008

Meeting called to order at 7:00 p.m. by Vice Chairperson Bernie Wilcox

Commission members present: Bernie Wilcox, Fay Dorr, Diane Julien, Nathan Rohr, Joe Mayo, and Mike LaPine. Absent : Larry Chase.

Number of visitors present and signing visitor roster: 6

Agenda was approved as amended and corrected.

April minutes not read and will be corrected and approved next meeting.

Motion made to resolve the issue of printing the minutes. Motion passed unanimously.

Fay Dorr

A) Gave out handouts and then explained the documents. Ms. Dorr then read the questions submitted from the planning & zoning board to the township board and the answers to those questions. (See Exhibit A below) She also gave an update on specific issues from the township board meeting.

B) Reported that she had sent out the Future Land Use Plan (FLUP) to the surrounding townships.

C) Handed out corrected stats and graphs of public questionnaire of Farmland Preservation (FP) in amended packet.

Motion made to have township board revisit Farmland Preservation (FP), to address map issue and to accept all land zoned AG to qualify for FP program by Diane Julien. Seconded by Joe Mayo. Motion passed: in favor – 5 opposed –1.

Board then discussed outdoor heating furnaces. Discussion led to a wait and see approach.
Public Comment: None

Commission comment: None

Motion made to adjourn meeting by Joe Mayo. Fay Dorr seconded. Passed Meeting adjourned approx 8:12 p.m.

(EXHIBIT A)

QUESTIONS FROM THE PLANNING & ZONING MEETING 4/14/08

ANSWERS FROM THE TOWNSHIP BOARD MEETING 5/1/08

Q1:

PA 33 of 2008 takes effect in September 2008, which changes the name Future Land Use Plan to Master Plan. Does the Township Board want to amend the name now or wait until the update in 2010?

A1:

Leave the name as Future Land Use Plan until 2010, per the Attorney.

Q2:

If an owner sub-divides, must the divisions be buildable lots?

A2:

No, but all divisions must meet the minimum State Standards, per the Attorney.

Q3:

Do they need to ask the Health Department if their split is ok?

A3:

If the division is a non-plat, then no health department approval is needed. However, all vacant land has a disclosure statement per State law, per the Attorney. Additional note, one wet land can be substituted for another wet land.

Q4:

Does the Township Board want Planning & Zoning Commission to address outdoor heaters?

A4:

Unanimous answer was no the board does not want the outdoor heater issue addressed.

Q5:

Does the Township Board want Planning and Zoning to put Farmland Preservation into the current Future Land Use Plan?

A5:

No, the Township Board has it in the language that a farmer can let the P&Z know that he wants the Farmland Preservation consideration. Then the request comes before the Township Board who will send the request to the County. It would be a case by case consideration.

Nathan Rohr
Recording Secretary
Waverly Township