

MINUTES
WAVERLY TOWNSHIP
PLANNING AND ZONING COMMISSION
Regular Monthly Meeting - Waverly Township Hall
October 13, 2008

Meeting called to order at 7:02 p.m. by Chairman Larry Chase.

Members present: Fay Dorr, Bernard Wilcox, Larry Chase, Mike LaPine, Diane Julien, and Nathan Rohr.

Members absent: Joe Mayo

Public present: 2

Agenda: Accepted as presented.

Minutes: Motion made by Wilcox to approve the September 8, 2008 minutes as presented and reviewed. Seconded by LaPine. Voice vote unanimous, all yes, motion carried, minutes approved.

Township Board Report:

1. Dorr explained to the township board that the P&Z still wants a recording secretary. At the September meeting of P&Z, the P&Z did not establish the duties and salary of the position so the township board could not advertise. After the P&Z meeting, it was discussed that a digital recording system with microphones for the members and one for the audience would rectify the problem so the P&Z secretary could transcribe the digital recording of the meeting for the official minutes.
2. His Harvest Ministries was supposed to address the township board at their October meeting; however, they have hired an attorney firm from Detroit/Grand Rapids and did not appear at the meeting. Attorney Schuitmaker and their attorney have corresponded. They have withdrew their application for a special use permit "without prejudice," which means that they have the right at a later date to resubmit the application. They will be required to pay an additional \$400 at the time of any future application. If they apply in the future, the whole situation, evidence, and comments will all have to be retaken as if the first application never happened.
3. P&Z must zone the Fleetwood and McPike properties correctly at the 10/13 meeting and schedule a public hearing on 11/10/08 at 7 pm for the purpose of making a correction to the zoning map. Fleetwood and McPike were already commercial prior to the zoning ordinance in 1978 and they should have been designated as commercial all these years. Mr. Fleetwood brought the issue up to the township board at the October meeting because of the current plan to make corrections to the zoning map. Mr. Fleetwood said he has been told repeatedly that when the next zoning map was corrected that the Fleetwood and McPike properties would be designated correctly on the zoning map.

Zoning Map Change:

Motion by B. Wilcox to make a technical change on the zoning map to include Fleetwood and ~~(McPine)~~ **McPike** properties as commercial because they were both

commercial prior to the 1978 zoning ordinance adoption. Seconded by M. LaPine. Voice vote, All yes, Motion carried.

Sound/Recording System:

Motion by L. Chase to request a quality sound and recording digital system for transcription into the official minutes. Each board member and the audience should have a microphone. Seconded by M. LaPine. Voice vote, All yes, Motion carried.

Nathan Rohr is a professional in the sound/recording equipment and installation profession and was requested to present a bid spec proposal to the Township Board at the November 2008 meeting.

Future topics:

Chairman Chase presented the following topics to be addressed by the P&Z Commission:

1. Length of time permitted between the same party requesting a special use permit for the same property.
2. Exclusion of boarding schools in AG designation areas.
3. Article XII – PUD in AG designation areas.

Public Comment:

Trustee Millek described a problem with Michigan Township Services issuing a building permit to a resident in Bellware Subdivision and receiving payment in full. MTS later denied a portion of the permit that would attach the garage to the home. Dorr asked Millek to talk to the township attorney and remind him of the court case that Judge Warshawsky ruled on in the past where this similar thing happened.

P&Z Commission Comments: none.

Chase declared the meeting adjourned at 8:22 p.m.