

MINUTES
WAVERLY TOWNSHIP
PLANNING AND ZONING COMMISSION
Regular Monthly Meeting –Waverly Township Hall
December 10, 2007

Meeting called to order at 7:00pm by Chairperson Chase.

Dorr introduced Nathan Rohr to the board. He is the newest member of the P&Z board and was just sworn in before the meeting.

Chase asked the P&Z board to introduce themselves: Fay Dorr, Diane Julien, Joe Mayo, Larry Chase, Bernard Wilcox and Nathan Rohr. Mike LaPine was absent.

Visitors: Dave Foerster, Bernie Wilfong, Tony Millek, Casey Zeimba.

Agenda: Approved as written.

Minutes: Approved as written.

Report on Township Board Meeting: Fay Dorr

Dorr brought motion to board to include page to explain survey. Motion passed.

Dorr passed out handout that included 2005-2010 Future Land Use Plan map, VII-5 and Appendix D (2 pages – Farmland Preservation Program Community Survey and Graphic Summary of Survey Results).

Legends on FLUP (Future Land Use Plan) map & zoning map are different. If left different Dorr stated it could be possible to have multi- family in both medium to high and low density residential. The township board felt we need to change FLUP map to same legend as zoning map. Chase will address at next months P&Z meeting. Township board and Farmland Preservation: Map was given to P&Z board last month. Township doesn't want a plan that isn't complete and would like it done well. The board feels the map needs designated spots or areas for FP.

Dave Foerster asked Dorr if FLUP will be put on the website. Dorr stated that yes, she asked Pat Hudson to put it on a CD but Hudson doesn't have the capability to copy to a CD. He has put it on a floppy disc. Dorr also stated that it will also include the amended FLUP map and other changes we received in our (handout) packet today.

Foerster asked how will we notify people about the changes being presented. Dorr stated a letter from the township board will be distributed to the county planning commission and also the surrounding townships. People touching or adjacent to the areas being changed should also be notified.

Commercial on M-40 South of 38th Ave.: About 10 years ago a propane company wanted that commercial. We can notify people it will revert back to Ag. and hold a hearing at the same time we hold the hearing for the FLUP. The public meeting will be at the P&Z meeting. Should we pursue it? After discussion Dorr offered to research what property we are talking about and bring the information to the January P&Z meeting. Dorr stated it is a mistake but now it is an "official" mistake.

Dorr asked the chair of Almena planning and zoning board to check into their driveway and access in commercial. He will prepare and present to us at the January meeting.

Millek asked how the legends on the FLUP map and zoning map were made different. Foerster stated he questioned it at the time and was told it was made that way so it didn't have to differentiate between high and low density areas. What is low/med/high density parameters? Chase said we need to review and be more specific – right now it's very confusing. He felt it shouldn't require another public hearing if it's an obvious error and the legends not matching is an obvious error. Foerster stated it's more than changing legends – R1, R2 R3 and RM will all have to be added. Chase stated we will deal with it at the January meeting and see what we have to change.

Low Impact Development- presentation by Fay Dorr:

Dorr passed out handout from the Southwest Michigan Planning Commission (SWMPC) which gives a synopsis of what Low Impact Development (LID) is. Dorr, Foerster and Julien all attended a conference in April 2007 on LID. Some examples of LID Dorr gave were instead of 1 house per every 10 acres make pods with houses put together and leave more open areas so land can still be farmed. Put permeable material down instead of paving or concrete. In the summer of 2008 the SWMPC is coming out with a manual. The township currently doesn't have anything in place to do things more "green". In case someone would like to pursue it we should have something in place. It may be possible to have the person who gave the presentation in Lawrence last April come and give us the same presentation.

A good example of bad LID is "Kevin's A Tavern on the River" in Paw Paw. They paved the driveway and all the runoff goes directly into the Paw Paw River (which is a designated trout stream).

Change to Special Uses-Residential

A. Paw Paw Lions Club Property

The Paw Paw Lions Club (Don Brown, pres.) wanted the front of their property on M-40 (across from Ski's Bar & Grill) rezoned commercial. If they moved they would continue to have bingo, etc. at the new location and they don't want any problems. Foerster talked to him and Mr. Brown felt it was OK if we changed the ordinance.

Don Brown was supposed to receive a letter stating we did not want to entertain changing the property to commercial but would consider changing the ordinance to allow "fraternal organizations"

MOTION: Wilcox to consider adding "fraternal organizations" to ordinance. Retracted.

Wilcox stated that Wilfong should talk to the Attorney and ask him how to proceed.

Alcohol can be brought to wedding receptions. We need to consider whether we want "fraternal organizations" added because that includes any and all – Elks, Moose, etc...

Request for commercial was denied back in August 2007. They need to be notified. Wilfong suggested the secretary notify them. Secretary will send them a letter and notify them.

Dorr asked if there have been many incidents where the police have been called to the Lions Club. Millek couldn't recall any. Wilcox couldn't recall any and stated they shouldn't have as many incidents as a bar.

Wilfong was asked if we send a request to the attorney to check into any ramifications for any changes does the township have to pay for it. Wilfong stated that yes we do but don't let that stop us from asking him anything we feel is necessary.

Letter to Mr. Schuitmaker, re: Farmland Preservation:

Foerster sent a letter to attorney inquiring about text pertaining to FP. Chase has letter and wants to enter it into the record.

Foerster asked if anyone had wording. He didn't see wording, and said if wording exists we should capture it.

Wilfong asked "Has anyone attended the FP meeting?" A few had in the past.

Public Comments: None

Commissioners Comments: Wilcox asked if there is going to be a public hearing to "blanket rezoning Hort. to Ag. on the zoning map"? Does the township board want to change Hort. to Ag.?

1.) Words in ordinance (eliminate words "Hort.")

2.) Map

Dorr will bring it to the township board's January meeting. She will also let the attorney know it is coming up in the January meeting so it can be covered in one meeting.

MOTION: Mayo to adjourn meeting.

Meeting adjourned at 8:50pm

Diane Julien

Recording Secretary

Waverly Township