

MINUTES  
WAVERLY TOWNSHIP  
PLANNING AND ZONING COMMISSION  
Regular Monthly Meeting –Waverly Township Hall  
November 12, 2007

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

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

Visitors: Tom Fleetwood, Dave Foerster, Bernie Wilfong, Tony Millek, Mitchell Huff.

Agenda: Dorr asked for a moment of silence for Veterans Day. Dorr also asked to add conditional rezoning to Future Topics. Agenda approved with changes.

Minutes approved with changes.

Report on Township Board Meeting: Fay Dorr

Lake Brownwood will ask for another round of weed control – which is necessary for the quality of the lake. This requires a special assessment. The attorney is looking at the wording and if they require another hearing. There are 18 parcels involved in Waverly Township.

The P&Z Future Land Use map was brought up and the township board has questions. The board made changes which we will go into later in the meeting.

Board approved Appendix D. Motion was made to amend appendix E. Farmland Preservation language was already discussed in Future Land Use Plan.

Blanket rezoning on zoning map – everything Hort. on zoning map will go back to Ag. (will talk about later).

Timkovic complaint – no new news.

Future Land Use Plan:

Page VII-5 changes: Top of page, 4 paragraphs

Paragraph 1: no change

Paragraph 2: 4<sup>th</sup> line from “M-40 or M-43 be increased unless provisions are made for joint driveways...in order to be in compliance to end” to be deleted.

Paragraph 3: 3<sup>rd</sup> sentence from bottom “In order to be in compliance...” to end of paragraph deleted.

Industrial: no change

Appendix D: 2 pages no change

Appendix E: Page 1 thru 5 deleted

Page following page 5 (Survey) included in Appendix E

Summary page included?

Chase stated there is a page that explains the survey and it should be included.

**MOTION:** Julien, seconded by Mayo to include the page that explains the survey. Motion passed.

Land Use Map Changes: The Township board had two questions.

1. The light yellow is low density residential with light and sandy soil. Why would you designate so much area for low density residential?
2. Question as to whether the lower right was changed in error. There was much discussion on which map is correct.

Chase asked Fay to give a presentation on Low Impact Development at the next P&Z meeting.

**MOTION:** Dorr , seconded by Mayo: Section 36 requires two statements. 1.) Adopted Land Use Map (November 1 version map) regarding Residential “A” medium to high density residential is reflected correctly. 2.) Residential “B” low density residential is correct except for W of 35<sup>th</sup> St. should be Ag. Otherwise the adopted plan would stand correct with the amended removal of all Horticulture and addition of new Commercial. Motion passed.

Another hearing will be held before the Future Land Use Plan will take effect.

Township Board meeting will require hearing before zoning changes from Hort. To Ag. on map will take effect.

Board directed by Chase to begin discussion on changing Hort. To Ag. on zoning map.

**MOTION:** Wilcox to remove all Hort. and revert to Ag. on zoning map. Seconded by Julien. Motion passed. Chase questioned whether we should blanket rezone. It could lead to lawsuits in the future. Hort. is an illegal zoning designation.

Tony would like board to address allowing accessory buildings before a residence permit is issued. To be discussed at a later meeting.

Farmland Preservation: VI-2 second paragraph, “(4) factors supporting participation” and Appendix E Is that sufficient to support Farmland Preservation?

Dorr to bring before the Township Board.

Should Farmland Preservation Map be included in Future Land Use Plan?

Addressed VI-2, VI-4 & Appendix. Attny stated that was sufficient.

Is map required to be eligible to apply?

Public Comments: Millek: 1.) didn’t know we only had 2 zoning designations for residential as the Future Land Use map portrays. Went from 5 to 2 designations, and 2.) The board was stuck on 300’ lot width for commercial. We now have all of M-40 yellow (Ag) which can have 150’ between driveways. We need to revise. We need to address highway access for everybody.

Dorr volunteered to get Almena Township changes on driveways.

Commissioners Comments: Julien reminded Chase that the P&Z board needs to give the Township board a timeline for future topics. This is due in December.

Fleetwood suggested the legends on both the zoning map and the Future Land Use Plan map should match.

Foerster asked “Should we notify land owners when we make changes to zoning?”

It was suggested putting something in the paper, sending it with the winter taxes, post it on the website. Chase directed Dorr to bring it before the Township board.

Meeting adjourned at 9:45pm

Diane Julien  
Recording Secretary  
Waverly Township