

MINUTES
WAVERLY TOWNSHIP
PLANNING AND ZONING COMMISSION
Regular Monthly Meeting –Waverly Township Hall
October 8, 2007

Meeting called to order at 7:00pm by temporary chairperson Julien.
Julien asked the P&Z board to introduce themselves: Fay Dorr, Diane Julien, Joe Mayo, Bernard Wilcox, Mike LaPine. Larry Chase was absent. Pat Hudson was also in attendance.

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

Agenda: Elections was added to the agenda. Accepted with changes.

Elections: Julien opened elections:

Nomination for chairperson: **MOTION:** LaPine nominated Larry Chase. Seconded by Mayo.
Voice vote. All voted yes. Motion carried.

Nomination for vice-chairperson: **MOTION:** Wilcox nominated Fay Dorr. Seconded by LaPine.
Voice vote. All voted yes. Motion carried.

MOTION: Mayo “In the interest of expediting things, let’s move on & allow the newly elected officials to take over immediately”. LaPine seconded. Voice vote. All voted yes. Motion carried.

Minutes of September 10th: Accepted with changes.

Report on Township Board Meeting: Fay Dorr

Mr. & Mrs. Tim Timkovich were very upset with the Drain Commissioner (Joe Parman) and the person that did the work (Jon Mills) to a drain on their property. They are going to take the matter to the County Commissioners next meeting.

Wilfong stated there are 13 miles of gravel road left in the township.

Dorr noted the township will once again waive any penalty for taxes paid after the February 14 deadline but before February 29th.

The board unanimously voted to continue sending out tax receipts again this year.

Wilfong will put an add in the paper to fill the vacant seat on the Planning & Zoning Board.

The board approved the cost to have Pat Hudson change all Horticultural to Agricultural.

Future Land Use Plan: 2007 Amendment

Foerster asked what was included in the amendment. Dorr stated that commercial was added and all horticultural was changed to agricultural. Foerster asked if Farmland Preservation was included. Dorr said it was not included because the township board did not approve changing farmland preservation. Foerster asked to bring the question in front of the township board and Dorr said the board is not interested in opening it at this time.

MOTION: LaPine, Wilcox seconded, to strike out the last sentence on bottom of page VI-4 to top of page VI-5 “In order to comply with...commercial zoning district boundaries. Voice vote: motion passed.

VII-2 Paragraph C. "Horticulture: Since the Agricultural land ...rezoned to an R district." removed. Hence D.Residential moves up to C. etc...

Bottom of page VII-1 "Therefore, 60% of the Township" changed to 70%. Rest of paragraph changed to remove horticulture.

VII-4 Paragraph E. Commercial fourth paragraph was revised to include " In order to be in compliance with this plan, no expansion of the existing commercial zoning shall be approved prior to adoption of amendments to the zoning ordinance increasing the minimum required road frontage width for properties on either M-40 or M-43 to at least 300 feet." **MOTION:** LaPine, Wilcox seconded to strike this sentence and go back to original sentence " unless provisions are made for joint driveways". Motion passed.

Next paragraph added in it's entirety. "Further, in order to protect public health ...In order to be in compliance with this plan no expansion of any commercial zoning district shall be approved until the zoning ordinance is amended to increase the minimum required lot size for commercial uses."

MOTION: Mayo, Wilcox seconded to strike the last sentence "In order to be in compliance, etc... Motion passed.

Appendix: Patrick suggested including all information about farmland preservation (survey, survey results etc...) which would be Appendix D & E. **MOTION:** LaPine, Julien seconded to include this information in the Future Land Use Plan. Motion passed.

MOTION: Wilcox to include Schmidt property same depth as Fleetwood and Barans. Motion passed. Hudson marked-up map to include all of Ziemba property, ¼ mile deep on Baran & Schmidt properties between Fleetwood and Doperalski, and Mastenbrook house property.

MOTION Mayo, Wilcox seconded to approve map as marked-up per Hudson. Motion approved. Special Use to be changed to include "fraternal organizations" per motion during August meeting. Pat Hudson left the meeting at 8:47pm.

Dorr asked if we should adjourn the meeting or continue. **MOTION:** LaPine, Wilcox seconded to adjourn. Motion passed.

The meeting was then re-opened after it was noted that public comments were not addressed.

Foerster asked if the board had received text on Conditional Zoning (it was brought up about a year ago and it wasn't approved). We had not.

Millek asked why the Future Land Use Plan should include the survey results, etc..

There was much discussion on exactly what the township board had opened the Future Land Use Plan for. It was suggested that since all work has been done and Hudson had it ready to be included that it should be included at this time. Millek commented that he didn't think the survey was a very good survey.

MOTION: LaPine, Wilcox seconded to adjourn the meeting.

Meeting adjourned at 9:52pm.

Dorr thanked everyone for attending.

Diane Julien
Recording Secretary
Waverly Township