

Waverly Township  
**Planning and Zoning Commission**  
Regular Meeting – Waverly Township Hall  
**Agenda**  
10-Sep-2007  
7:00 pm

1. Call to Order / Introductions
2. Board Elections
3. Agenda – additions/corrections/approval
4. Minutes of 13-Aug-07 – corrections/approval
5. Report on Township Board Meeting: Fay Dorr
6. Future Land Use Plan
  - Discussion of change which would allow release of plan prior to completion of commercial zoning amendments
7. Zoning Ordinance
  - Highway access management requirements
  - Special use requirements (time permitting)
8. Public Comments
9. Commissioners Comments
10. Adjourn

Waverly Township Planning & Zoning Minutes  
September 10, 2007

Opening:

Secretary, Diane Julien, became temporary chairperson because John Ruitter, former vice-chair resigned and Dave Foerster, former chairperson, is no longer a P&Z board member. Elections for Chairman and Vice-chairman will occur at the October P&Z board meeting. Fay Dorr was appointed by the Township Board to replace John Ruitter. Fay Dorr became the temporary secretary for this meeting. Julien asked the P&Z board to introduce themselves: Fay Dorr, Diane Julien, Joe Mayo, Bernard Wilcox, Mike LaPine. Larry Chase was absent. Patrick Hudson was at a training session. Visitors: Fleetwood, Millek, Foerster, Wilfong, Dahms.

Agenda:

**MOTION:** Julien moved to amend the agenda to hold elections and change Ruitter to Dorr for the Report from Township Board. LaPine seconded. Voice vote, all yes, motion carried.

Question: Does Township Supervisor, Wilfong, need to make the motion to appoint Wilcox to the P&Z for his appointment to be legal?

Election

**MOTION:** Wilcox moved to table election of chairman until the October 2007 meeting. LaPine seconded. Voice vote, all yes, motion carried.

Minutes:

**MOTION:** Mayo moved to approve the August 13, 2007, minutes as prepared and presented. LaPine seconded. Voice vote, all yes, motion carried.

Township Board Highlights:

Dorr reported the following highlights from the September 6, 2007, meeting:

- Dust control second application is too late for 2007 season and will be replaced by providing 3 bags of salt at township expense to those residents living on gravel roads.
- Trustee John Ruitter resigned his P&Z position. Treasurer Fay Dorr replaces him.
- Supervisor Bernard Wilfong will appoint a township resident to the P&Z at the Oct. mtg.
- Township is donating an antique chair to the museum.

Commercial District Expansion in Future Land Use Plan:

Commercial 60 foot road frontage received lengthy discussion. Julien commented, "We are zoning for people and that's not what we're supposed to do according to the classes we have attended." LaPine and Mayo agreed.

**MOTION:** Wilcox moved to include all of the Ziemba property, Mastenbrook at 40<sup>th</sup> St. & M-43, Baran, Fleetwood, and Mastenbrook on M-43 west of Shepards body shop, and to fill in the gap from M-40 to west of Mastenbrook on the south side of M-43, depending on the depth of the property on all except Ziemba. LaPine seconded. Roll call vote: Dorr, Yes; Julien, No; Mayo, Yes; Wilcox, Yes; LaPine, Yes; Chase, absent. Motion carried.

Julien to ask Patrick Hudson to make the map with the new zones for commercial including Marv Henry property on the north side of M-43 and to finish the wording for the expanded commercial district in the future land use plan.

Horticulture:

**MOTION:** Wilcox moved to discontinue all Horticulture zoning designations and return them to Agriculture. Mayo seconded. Voice vote, all yes, motion carried.

Julien to ask Patrick Hudson to change the future land use plan and the map by reverting all horticulture to agriculture.

Julien will ask Patrick Hudson to provide maps and wording regarding the expanded commercial and removal of the horticulture at the October 2007 P&Z meeting.

### Re-opening the Future Land Use Plan:

Dorr reported that the Township Board passed the future land use plan at the December 2006 special meeting. At the January 2007 meeting the Township Board requested that the future land use plan be re-opened by P&Z to provide for commercial expansion. At the July 2007 meeting, the Township Board requested P&Z to remove the horticulture zoning from the future land use plan.

Wilcox reported that the P&Z owe it to the citizens to get the Future Land Use Plan finished tonight.

The P&Z will review and approve the zoning maps and wording for the expanded commercial districts and removal of the horticulture from the future land use plan at the October P&Z meeting.

### Steps to Final Adoption of the re-opened future land use plan:

- |   |                   |
|---|-------------------|
| • Approval of the commercial and horticulture changes.      | October 2007      |
| • To township board to approve distribution                 | November 2007     |
| • County P&Z review of the changes takes 30 to 90 days.     | Dec. to Feb. 2008 |
| • Public Hearing at the township.                           | March 2008        |
| • Township Board adopts the re-opened future land use plan. | March 2008        |

Depending on whether the County takes their full 90 days to review the two changes, the process could be finalized before March 2008.

In the future, whether the Township board is petitioned or decides to re-open the future land use plan for consideration of the Farmland Preservation, it is a decision for a later time.

Question: Wilfong to ask Township Attorney Schuitmaker if the law allows for conditional/unconditional rezoning; however, the township did not adopt it.

### October meeting:

Agenda included discussion of the zoning ordinance in regard to highway access management and special use requirements, which were tabled to the October meeting. P&Z members were asked to review the commercial district wording changes.

### Public Comment:

Millek cautioned that care should be taken when writing the minutes of the meeting to reflect what happened in the meeting. Mastenbrook changes were not included in the August minutes. Great care should be taken to ensure the minutes are correct and board members should use caution to read the minutes completely each month. Millek complimented the board for a great job tonight.

Julien commented, "I highly recommend anyone on the board who hasn't taken the Citizen Master Planner workshop should do so if at all possible because it is very informative and educational."

Motion: Mayo moved to adjourn at 9:15 p.m. LaPine seconded. Motion carried.

**Respectfully submitted: Fay A. Dorr, Acting Secretary**