

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JULY 6, 2021**

Present: Louis Nordell, Colleen Curtis, Joseph Stepich, Linda Rizzo

Also Present: Mike Grey

Acting Chairman J. Stepich called the meeting to order at 2:00 p.m.

Roll Call was taken.

The minutes of the June 1, 2021 meeting were read. C. Curtis made a motion to approve the minutes as read. L. Rizzo seconded and the motion carried.

During the initial public comment portion of the meeting M. Grey requested that the Planning Commission seriously consider an adoption of an ordinance to permit Recreational Marihuana in the township.

Joint Planning Commission / Zoning Board of Appeals Meeting

J. Stepich reiterated that he would like to have a joint meeting between the Planning Commissioners and the members of the Zoning Board of Appeals to discuss various topics such as, mainly; garage variances, increasing the permitted accessory structure maximum square footage from 1,000 square feet to 1,200 square feet in the residential district and amending the maximum height of a structure in the residential district from 30 feet - currently measured from grade to a mid point between the eaves and the ridge line - to a measurement from grade of an overall 30 foot height of the structure. It was agreed that the joint meeting would take place at the conclusion of the ZBA's next meeting and public hearing.

Recreational Marihuana

Discussion returned to consideration of permitting recreational marihuana establishments to operate in the township. J. Stepich stated that he would like, as a starting point, to have the commissioners speak with mayors, supervisors or managers of various municipalities that have opted-in to recreational marihuana and request their candid opinions about their municipality's decision, at this point, and present their results within the next few months. Stepich also stated that he would have Township legal counsel attend the August regular meeting to answer questions such as what types of operations are permitted, can we leave some types out and can we limit the number of

permitted operations.

M. Grey, addressing the Commission, said that originally he planned on operating a medical marihuana business but, with the voter initiated referendum permitting recreational marihuana in the state, he decided to pursue a recreational type of operation instead, adding that there is considerably more money in that venture. He also noted that dispensaries are the types of operations that produce the revenue that the state distributes to municipalities that permit both recreational and medical marihuana operations.

Master Plan Goals

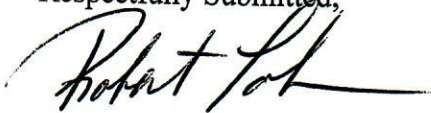
J. Stepich reiterated the fact that one of the primary goals of the Planning Commission is to research, plan and recommend policy changes using the Master Plan as a guide. He said that with the initiation of construction of the new sports park, it would probably be difficult to try and sell the Township Board on any further parks plans or projects for the time being. L. Rizzo agreed and noted that it would probably be prudent to complete one project before another park proposal is put before the Township Board. C. Curtis noted that a major hurdle facing the sports field's progress presently is dealing with the Berrien County Drain Commissioner's office in obtaining the required Soil Erosion and Sedimentary Control permit.

Stepich stated that, in furtherance, other topics that need consideration are the development of the residential, commercial and industrial districts; the preservation of ag areas; and discussion for the promotion of shared services and services for senior citizens among other things. Stepich stated that the Commission needs to determine what kind of services the township can provide and what services others can provide and determine what can be implemented that uses money and what can be implemented that makes money.

With no further discussion before the Commission, C. Curtis made a motion to adjourn. L. Rizzo seconded and the motion carried.

The meeting was adjourned at 3:48 p.m.

Respectfully Submitted,



Robert Lohr
Zoning Administrator