

**WATERVLIET CHARTER TOWNSHIP  
PLANNING COMMISSION / ZONING BOARD OF APPEALS  
SPECIAL MEETING  
MINUTES  
JULY 28, 2021**

Present: Linda Rizzo, Deanna Heminger, Colleen Curtis, Scott McKee, Joseph Stepich, Carl Spessard, Thys Van Hout, Mark Vander Linden, Stephen Myers, Robert Wallace, Deane Fizzell.

Also Present: none

Planning Commission acting Chairman J. Stepich called the meeting to order at 2:35 p.m.

Stepich opened the meeting by appraising the Zoning Board of Appeals that there are several proposed zoning changes that may be impacting them and wanted their input of how those changes could be positive, neutral or adverse. He noted that one change is the proposed expansion of the square footage of accessory structures in the residentially zoned districts from a maximum of 1,000 square feet to 1,200 square feet. Stepich asked the ZBA membership if they thought this increase would have negative repercussions resulting in an increase of variance requests.

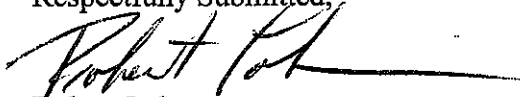
C. Spessard stated that if the setback requirements remained the same he did not see any foreseeable problems, adding that regardless of what they wished to build the setbacks would still have to be met. T. Van Hout supported that comment by adding; "I don't think it will matter very much." S. Myers simply stated that regardless of the size, the ZBA has a track record of approving almost all applications for variances.

The joint boards also discussed the prospect of amending the height limitation in the residential districts and how a building's height is determined. It was noted that currently a building's height in the residential zones are measured from the average grade to a point midway between the eave and the ridge line of the roof and the zoning ordinance exempts such protrusions such as spires, belfries, copulas and chimneys and inquired about changing the height limitation to an overall height restriction of the entire structure. It was agreed by both boards that further study on that topic should be undertaken.

C. Spessard did state that, with the increased popularity of "small homes," if the planning commission should be looking at an amendment to accommodate them.

With there being no further business, the meeting was closed at 3:10 p.m.

Respectfully Submitted,



Robert Lohr  
Zoning Administrator