

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 7, 2023**

Present: Lane Blatchford, Deanna Heminger, Scott McKee, Deane Fizzell, Colleen Curtis, Joseph Stepich

Also Present: None.

Roll Call was taken.

The minutes of the November 1, 2022 meeting were read. C. Curtis made a motion to approve the minutes as read. D. Fizzell seconded and the motion carried unanimously.

Event Venues

D. Heminger opened discussion by stating that she had researched the use of event venues in other communities and passed that information on to the other commissioners and attested to their viability in the township by stating that, through her research, she hoped that the Township would adopt an ordinance permitting them. She added that she was still unclear on how to adopt an amendment and where to put it. She questioned if the use should be added as a use requiring a special land use permit or if it could be done with the addition of a special regulatory section.

J. Stepich presented the Commission with material he printed off the internet of how other municipalities handle them and what problems they faced. He also stated that he felt the use would be beneficial to the township. He added that they are commonly referred to as "Wedding Barns" but that term is a misnomer, adding that they can be used for many different types of events, such as; graduation parties, office parties, and family reunions; to name a few.

Stepich further stated that the primary hurdle at this time would be what zoning district, or districts, they should be allowed in. D. Heminger suggested that the commission start with a draft ordinance considering particulars such as minimum acres, parking requirements, lighting and proposed hours of operation; and have it by the March regular meeting to discuss.

Broad Band Resolution

J. Stepich stated that in order for the Township to qualify for broadband expansion funding they have to adopt a resolution affirming their commitment to the expansion

project. He added that before that happens he would like the Planning Commission to be involved in the utility expansion project and adoption of the resolution by making an affirmative recommendation to the Township Board to proceed.

With that said, D. Heminger made a motion to make a recommendation that the Watervliet Charter Township Board adopt the resolution for broadband expansion to portions of the township currently without service. C. Curtis seconded and the motion carried unanimously. J. Stepich added that the Commission should encourage people to submit correspondence voicing their support of the proposed expansion.

Nuisance Ordinance Amendment

A draft copy of a proposed amendment to the Nuisance Ordinance, Chapter 299 of the Township's Code of Ordinances - Paragraph H, Open Storage. Stepich explained that there are several locations in the township where storage of small campers, delivery trucks and marine vehicles, some that haven't been used in years, are starting to become an attractive nuisance and added that in these instances the occurrence exist mostly on empty lots. He pointed out that by amending the current police powers ordinance would have immediate affect on those in violation, unlike amending the zoning ordinance which carries the legal-nonconformance provision.

After some discussion the commissioners agreed to take the matter up again at their March meeting.

The next meeting was scheduled for March 7, 2023 @ 2:00 p.m.

With no further business before the Planning Commission, D. Fizzell made a motion to adjourn. C. Curtis seconded and the motion carried.

The meeting was adjourned at 3:24 p.m.

Respectfully Submitted,



Robert Lohr
Zoning Administrator