

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 5, 2024**

Present: Louis Nordell, Lane Blatchford, Joe Pater, Joe Stepich, Colleen Curtis, Deane Fizzell.

Also Present: None.

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

Roll call was taken.

The minutes of the February 13, 2024 meeting were read. C. Curtis made a motion to approve the minutes as read. L. Nordell seconded and the motion carried unanimously.

Stepich presented each member a copy of the latest draft of the proposed community survey intended to supplement the Township's latest update of its Master Plan. D. Fizzell stated that the survey should be distributed as presented. L. Nordell said that, in addition to the three response columns of "Very Important," "Important," and "Not Important," an additional column of "Opposed" should be included.

Stepich also presented each member a copy of a proposed Special Event Permit Ordinance.

The topic of Wedding Barns was again discussed. It was requested that a final decision should be made as to how the Township should handle them, if needed. J. Stepich asked the commissioners if an ordinance was necessary or just handle them with Special Events Permits. J. Pater noted that, sometimes, wedding receptions can get somewhat noisy - citing the inclusions of live bands, fireworks, loud partying, etc. and there should be some measures to control them if they should get out of hand. Stepich suggested that he would like to talk to Township legal counsel to understand the most suitable way of controlling them.

Master Plan Up-Date

J. Stepich began the Master Plan Up-Date session by pointing out to each commissioner that at each seat he had, prior to the meeting, placed a pad of paper. He requested that each commissioner write out what in their opinion were the most important elements of preservation and/or development they would like to see in the next five years.

L. Nordell noted that he would like to see the development of opportunities that would retain or encourage young people to remain within the community. J. Pater noted that the area is rich in recreational opportunities that should be taken advantage of. D. Fizzell stated that he would like to see the township's rural character preserved and promote local retail opportunities.

C. Curtis reported that she would like to see Airport Park come to fruition and be tied together with the county park system. L. Blatchford said that he would also like to see recreational and retail operations. He added that he would like to see newer buildings so as to improve the cosmetic appearance of the township.

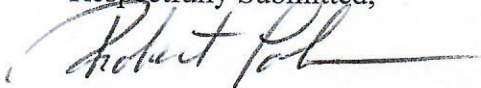
Stepich asked the commissioners if they were behind the development of the township land area along the north side of I-94 between M-140 and Hartford Township. He noted that the current Master Plan has projected most of that area to be zoned industrial and if the commissioner's still concurred with that projection or if they believe something else; i.e. single family homes, should occupy the property instead.

Stepich, in review of the objectives of the current Master Plan, noted that a considerable amount of progress has been made in industrial development; citing the fact that all of the property in the industrial park has been sold; in residential development and in the on-going development of a diverse park and recreation system. He also noted that, through discussion, it is the Commission's consensus that the area already provides adequate senior citizen services. Stepich then requested that the commissioners consider and formulate goals for the next five years.

With there being no further business before the Planning Commission, L. Nordell made a motion to adjourn. C. Curtis seconded and the motion carried unanimously.

The meeting was adjourned at 3:08 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Robert Lohr", written in black ink.

Robert Lohr
Zoning Administrator