

**WATERVLIET CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
JULY 11, 2017**

Present: Kevin Schuhknecht, Glen Giannetti, Colleen Curtis, Joseph Stepich, Joseph Frontczak, Duane Bodfish, Scott McKee

Also Present: Natalie Dean, Charles Pater

Chairman Schuhknecht opened the meeting at 2:00 p.m.

Roll Call was taken.

The minutes of the June 6, 2017 meeting were read. J. Stepich made a motion to approve the minutes as read. C. Curtis seconded and the motion carried unanimously.

**2017 Master Plan Update**

J. Stepich began discussion of the Master Plan update by stating that, at this point, he would first like to receive some input from the Township Board on the extent they would like to see the study taken to. He added that, from the joint meeting held with the City Planning Commission in late June, he surmised that the City would prefer to conduct a joint study with the Township, however, he added that the City needs to have their plan completed by September of this year to meet grant application requirements. He summed up the thought with, "I don't think we can have it done in 60 days."

D. Bodfish stated that he felt a basic update was preferable to a comprehensive plan, explaining that a complete re-write is not necessary when most of the elements in the current plan will more than likely stay the same. J. Stepich pointed out that the current plan is, essentially, the same plan that was approved in 2005 with very minor changes. He added to that comment, "There are a lot of things we have not talked about in a long time," and further added that a comprehensive update is needed at this point.

G. Giannetti inquired if conducting another survey was part of the up coming plan adding that conducting a new survey and comparing the results with the previous survey would probably yield much relevant information.

J. Stepich suggested, that as an essential first step in the update process, the Commission first read the existing Master Plan. After that they can devise a suitable course of action.

S. McKee stated he would like to see a more progressive approach to the plan instead of an instituted "status quo approach." He explained that the plan should be one of promoting growth. "I'm excited about this town - I moved here - and I think we should be promoting it," McKee said. J. Frontczak said that, from his observations, the Township government has always appeared to be pro growth and pro business and, further added,

it's the people that have the tendency to want to preserve the status quo. J. Stepich replied by stating that he feels the people are pro growth but, being in the position of local government, what the Board is mostly exposed to when development is proposed is push-back from people who are the most affected by it.

N. Dean, representing Wightman & Associates, said, first off, that Wightman's is not promoting a joint project with the City of Watervliet, adding that each municipality must proceed at their own speed. She said that the Commission is correct in familiarizing themselves with the current plan and added, that in addition to that, the Commission should also review the current zoning ordinance and future land use map, then enter the phase of setting goals and objectives. She added that planning is developing the plans and policies that attract businesses and sustainable, orderly growth. Once in hand, recommendations can be presented to the Township Board who institutes those plans and policies.

K. Schuhknecht stated that he is pleased by the fact that the Commission is leaning toward a comprehensive re-make of the plan. He added, "We can't just rubber stamp the current one." J. Stepich said he was not getting any pressure from the Township Board but would discuss the matter with them and determine what plan they were leaning toward and what they expected to see in it. Stepich asked Dean if she or a representative from Wightman could attend the July regular board meeting. She replied that she would make sure someone would be in attendance.

#### **Casey's General Store - Site Plan Review**

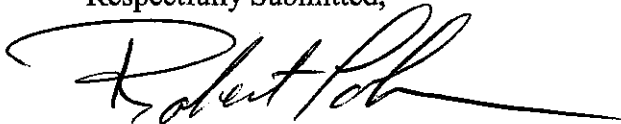
The Commissioners discussed a site plan for the proposed location of a Casey's General Store at 3781 M-140. The Commission turned to the report of the Zoning Department's review of the plan. In it, the report said that the information included in the site plan was correct and compliant with all requirements in the zoning ordinance and other applicable ordinances. However, the report did state that there were several elements of interest not included in the plan submitted. The report stated that there was no lighting detail or photometric profile submitted, there was no sign detail provided and no indication that a 100' standard and sign-for highway traffic-is to be included on the site per previous discussions between the Zoning Department and representatives of Casey's. The report also said that, although a dumpster location is shown on the plan, there is no detail of what they intend to use as an enclosure.

K. Schuhknecht directed R. Lohr to request that information from Casey's.

With there being no further business to come before the Commission, C. Curtis made a motion to adjourn. D. Bodfish seconded and the motion carried.

The meeting was adjourned at 3:18 p.m.

Respectfully Submitted,



Robert Lohr  
Zoning Administrator