

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING
DECEMBER 5, 2017**

Present: Joseph Stepich, Colleen Curtis, Duane Bodfish, Scott McKee, Glen Gianetti.

Also Present: None

The meeting was called to order at 2:00 p.m. by Vice-Chairman J. Stepich.

Roll Call was taken.

The minutes of the November 7, 2017 meeting were read. C. Curtis made a motion to approve the minutes as read. D. Bodfish seconded and the motion carried unanimously.

Shipping and Vehicle Storage Container Ban Amendment

At this point Vice-Chairman J. Stepich entertained a motion to close out of the regular session and enter into the scheduled public hearing addressing a proposed Zoning Ordinance amendment banning shipping and other vehicle containers or trailers for accessory or storage purposes. D. Bodfish made a motion to close out of regular session and enter into the public hearing. C. Curtis seconded and the motion carried unanimously.

Regular session was closed at 2:05 p.m.

With no audience attendance, J. Stepich made a motion to close out of the public hearing and re-enter regular session. D. Bodfish seconded and the motion carried unanimously.

The public hearing closed at 2:07 p.m.

Back in regular session, J. Stepich asked if there might be particular circumstances where they may be permitted. It was pointed out that the amendment does permit shipping containers for office space or the storage of materials or equipment for the duration of any construction project but must be removed at the end of the construction phase of the project. C. Curtis stated that it would be a good idea to adopt the amendment and made a motion to recommend adoption of the amendment as submitted. S. McKee seconded. A roll call vote resulted as follows: S. McKee, yea; D. Bodfish, yea; C. Curtis, yea; J. Stepich, yea.

The motion carried unanimously.

Canine Grooming and Boarding Facilities

Zoning Administrator R. Lohr told the Commissioners that there have been a number of inquiries regarding the placement of dog grooming and boarding facilities in the township and asked if they felt this would be a viable item to be added to certain zoning districts

with a special land use permit. D. Bodfish, C. Curtis and J. Stepich said that they felt there was a need for such facilities but Stepich suggested that further discussion be tabled until more Commission membership was present, as, he reasoned, special conditions and restrictions should be discussed first.

Master Plan Update

J. Stepich lead discussion by stating that the Commission has established goals. "What we need to do now is consider the steps to achieve those goals." The first item Stepich looked to was increasing the tax base and what does that involve. "The first thing we should do is identify factors that drive change in the tax base." S. McKee inquired how much tax revenue is generated by each of the different zoning classifications and if that could be a determining factor of what zones to work on. It was discussed that, perhaps, the Assessor could aid in this by generating a list of what tax is generated per each zoning classification.

Stepich went on to note that goals 2, 3 & 4 all have a component of increasing their tax base. Stepich went on to reason that if the Township is successful in attaining the goals of 2 thru 4, the preservation of rural and agricultural settings would take care of itself. G. Gianetti agreed and stated that #1 should be eliminated.

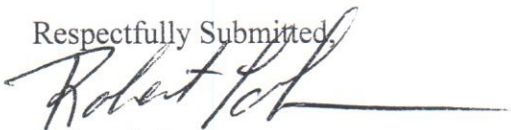
S. McKee suggested that, perhaps, the commission should look at developing a plan for each zoning district. J. Stepich agreed and suggested that the Planning Commission review the overall zoning of the township and, in that review, determine if the current zoning supports the goals of 2,4&5. R. Lohr said that he would get a large map of the township's current zoning for review, then the Planning Commission could make a determination of what the best future land uses are.

J. Stepich told the Commission that an added benefit could be derived by participating in regional efforts and plans and review other municipalities plans. He added that, by having a perspective over a much larger geographic area, there may be an added benefit in the institution of goal #6 - initiate studies on merging with other municipalities. In dealing with goal #1, preservation of ag and rural land, he suggested a meeting with ag landowners and hear what their concerns are. J. Stepich noted that there was a Parks & Recreation Plan created some years back and said that he would try and obtain enough copies for each Planning Commission member to review.

With nothing further to come before the Commission, C. Curtis made a motion to adjourn. D. Bodfish seconded and the motion carried unanimously.

The meeting was adjourned at 3:31 p.m.

Respectfully Submitted,



Robert Lohr
Zoning Administrator