

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING/PUBLIC HEARING MINUTES
JUNE 12, 2018**

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

Also Present: John Gibson, Gail and Ronald Kuelbs

Chairman Schuhknecht called the meeting to order at 2:00 p.m.

Roll Call was taken.

The minutes of the March 6, 2018 meeting were read. C. Curtis made a motion to approve the minutes as read. J. Frontczak seconded and the motion carried unanimously.

Requested rezoning of parcel 11-21-0002-0018-02-7;

At 2:02 p.m. J. Stepich made a motion to close out of regular session and enter into the scheduled public hearing. S. McKee seconded and the motion carried unanimously. With no comment from the audience, J. Stepich made a motion to close out of the public hearing and re-enter the regular meeting. C. Curtis seconded and the motion carried. The regular meeting was resumed at 2:04 p.m. J. Stepich explained that the Kuelbs, who requested the rezoning of the above referenced parcel, told the Township that they are selling the parcel to a family who wishes to build a single family home on it, which is what prompted the request. Stepich continued that there was a time limit in which the rezoning had to be completed to finalize the sale. If this did not happen, the Kuelbs would loose the sale. He further explained that the Zoning Department received the application for rezoning in April, but, because the May regular meeting was canceled, the hearing was then placed on the agenda for the June meeting. However, the Zoning Dept. was not aware at the time the public hearing was scheduled that the June regular Township Board meeting was moved ahead a week which meant that the Board would not see the Planning Commission's recommendation until the August meeting - which would have lost the Kuelbs' the sale. In an effort to help move the sale along, Stepich stated that the Township Board voted on the matter at their June 11th regular meeting - the night before the public hearing. Stepich said that the Township Board voted to approve the rezoning request contingent on a positive recommendation from the Planning Commission to approve the request as well. At the conclusion of the explanation J. Stepich made a motion to recommend approval of the rezoning request. C. Curtis seconded. A roll call vote is as follows: S. McKee, yea; J. Stepich, yea, J. Frontczak, yea, C. Curtis, yea; D. Bodfish, yea; K. Schuhknecht, yea. Motion carried.

Master Plan Up-Date

J. Stepich presented the Commissioners with a first draft of the Master Plan up-date. He asked them to review the draft and make any corrections, additions, deletions or other changes they felt appropriate then discuss it at the August meeting.

Rescission of the Private Road Ordinance

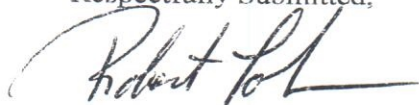
The Planning Commission was asked by the Township Board to deliberate on whether the Private Road Ordinance was still a relevant object in the Township's codification. It was explained that, where built, private roads have resulted in numerous conflicts, hard feelings and confusion as most private roads do not have stable maintenance plans - if any at all - leaving residents along those roads looking to the Township or the County for maintenance. It was suggested by the Township that if anyone wished to develop a project requiring a new road, just require the road be constructed right from the start to Berrien County specifications, at which point, the County would have to adopt the road into their road system and perpetually maintain.

It was agreed that there was not time to discuss the matter thoroughly enough to make a recommendation and put further discussion off until the August meeting.

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

The meeting was adjourned at 2:50 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Lohr", with a stylized flourish at the end.

Robert Lohr
Zoning Administrator