

**WATERVLIET CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
OCTOBER 2, 2018**

Present: Joseph Stepich, Scott McKee, Colleen Curtis, Kevin Schuhknecht

Also Present: None

Chairman Schuhknecht called the meeting to order at 2:08 p.m.

The minutes of the September 4, 2018 meeting were read. J. Stepich made a motion to approve the minutes as read. C. Curtis seconded and the motion carried unanimously.

**Master Plan 2018**

Discussion of the Master Plan began with the recommendation that the bold lettered header, "Watervliet Township Master Plan 2018," be removed from all pages except the cover of the document. Most Commissioners agreed the header lent confusion to several sections of the plan especially where the document referred back to previous plans. J. Stepich then pointed out the fact that Section 7 did not entirely reflect what was discussed and agreed on by the Commission. He noted that the draft copy cited Goal #5 as: "Increase the Township's overall tax base." He noted that what was eventually agreed on was to increase single family residential, commercial and industrial developed capacity in each individual zoning district and give each district its own goal. In that, Stepich explained, the development of each would, by default, increase the Township's tax base. With the deletion of the increase the tax base goal and the addition of the three individual zoning districts cited separately, the plan went from five to seven goals and action plans.

In further review of the document it was noted that Section #8 provided the almost identical information as Section #7. As such, it was suggested that Section #8 be omitted in its entirety to alleviate confusion and shorten the length of the document.

Discussion then turned to the future land use map. In a previous meeting, the prior proposed zoning district, Rural Residential, was omitted. It was pointed out that in the current 2010 Plan's future land use map the entire quarter section north and south of Blatchford Rd., which is currently in agricultural use, was forecast to become residential. It was reasoned by the Commission that one goal of the up-coming plan is to "Preserve the rural, agricultural setting of a large portion of the township;" to that end, they agreed that the area should be forecast to remain agricultural and in agricultural use. Along with that, an area northeast of the intersection of M-140 and N. Watervliet Rd., also slated for residential zoning, is to also revert to ag on the future land use map.

The Red Arrow Hwy. corridor east of the city was discussed. As the corridor west of the city is currently zoned, almost entirely, as C-Commercial, it was decided that the corridor to the east would best be utilized as commercial as well. It was decided that all parcels fronting directly on Red Arrow from the City limit to the entrance of Industrial Dr. be projected as commercial.

The I-94 corridor was also discussed. This corridor was planned, through a study, at some time in the past as consisting of a class A roadway extending off the end of Arnt Blvd. running east paralleling the west bound lane of I-94 and terminating at S. Center St. in Hartford. Although there has been little talk about the corridor's development as of late, the Commission reasoned that the Township, in conjunction with the City of Watervliet, could develop it as far east as 70<sup>th</sup> St., or County Line Rd. It was noted that the City has already zoned property in this area as B-3 and OT-1 Office / Technical which permits office buildings as well as technical applications such as doctor's offices and medical labs. in support of the hospital.

The Commissioners discussed, perhaps, forecasting the first 2,000 ft. east of the City limit to a zoning district that would permit applications that would be harmonious with the City's OT uses. The remaining 3,500', to the end of the township at County Line Rd., could be a light industrial zone that would have uses that would be industrial in nature but not objectionable to the uses west of it. It was agreed that the future land use map would incorporate those aspects.

Also discussed were three proposed catch phrases for the cover of the plan. The Commission considered three possible submittals being: "The Place to Live, Work and Play; "Destination Watervliet, Come Grow With Us."; and "Destination Watervliet." Through discussion, the Commissioners agreed that "Destination Watervliet, Come Grow With Us." was the preferred submittal.

J. Stepich told the Commission, for planning purposes, that the document should be ready for delivery to the Township Board for review by the November regular Board meeting. With no further business to come before the Commission, J. Stepich made a motion to adjourn. C. Curtis seconded and the motion carried.

Because the next regularly scheduled Planning Commission meeting falls on election day, the November meeting was rescheduled to Tuesday November 13, 2018 @ 2:00 p.m.

The meeting was adjourned at 3:38 p.m.

Respectfully Submitted,

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

Robert Lohr  
Zoning Administrator