

**WATERVLIET CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 6, 2018**

Present: Duane Bodfish, Colleen Curtis, Joseph Stepich, Glen Gianetti, Kevin Schuhknecht.

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

Roll Call was taken.

The minutes of the February 6, 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 Up-Date**

J. Stepich began discussion by apprising the Commissioners that he had recently spoke with the Township Supervisor about the Plan up-date. Stepich said that the Supervisor was in complete concurrence with Stepich's recommendation that he (Stepich) brief the Township Board monthly on the progress of the up-date and, at the same time, receive feed back and suggestions from the Township Board as the plan progresses.

Stepich then brought attention to a hand-out he had given to the Commissioners prior to the meeting. That hand-out included a draft of the general Master Plan goals and Action Plans for the established goals. He suggested that the Commissioners review the objectives and actions and accept, add, delete or correct the elements in each proposed draft. Stepich stated that he would like to see the plan go to the public after three more meetings. He stated further that at the conclusion of the three subsequent meetings he expected that every Commissioner should be able to "...stand in front of the Township Board, residents and the public and be able to explain what is in the plan."

Addressing the draft of Master Plan Goals, the Commission agreed that item #1, "Increase Township Tax Base \_\_\_\_\_% by 2025," is redundant as items #2-Increase Single Family Development, #4-Increase Commercial Development, and #5-Increase Industrial Development, would, if brought to fruition and as a matter of cause, increase the Township's tax base. They further agreed that instead of using the tax base as a progressive measure, they should track the percent of development, in areas already identified for the three types of development, to capacity.

As far as identifying additional areas for development, it was a suggestion to leave that topic for the next Master Plan where it could be determined if additional land for the specific types of development were even needed.

Addressing the Action Plan for preserving the rural agricultural setting of large portions of the township, the Commission agreed that they should meet with farmers and owners

of agricultural land and hear their concerns and ideas and develop and adopt open space preservation techniques as well as identify open space that is worthy of preservation. The draft goals for Senior Citizen accommodations and needs were discussed. J. Stepich asked the Commissioners; "Could the Planning Commission be more aggressive with what needs to be done?" Through discussion, the Commission agreed that additional services should be identified, prioritize what services are important, identify existing services and identify the agencies that currently provide services and who could provide new services. The Commission also agreed that a meeting with Seniors would be necessary in establishing what they felt was important and what new services would be desirable.

The action goals for the creation of a diverse park and recreational system was discussed. It was agreed that the draft plan, as presented, was still viable and pertinent. In an effort to cover all the possible demographics of the park system's potential users, Stepich asked G. Gianetti if he would request an audience with Watervliet students to ascertain what their expectations of the current, and possibly expanded, park system are.

Stepich mentioned to the Commissioners that, for the April meeting, he would like to see them recap and perhaps reevaluate the available assets to the township. "Are we missing anything? Are the currently utilized assets being used to their greatest potential?"

Stepich asked.

The Commission was in full agreement that, instead of relying on periodic public hearings for public input, they should take to posting elements of the plan on the internet using social media and the Township's website.

With no further business to come before the Commission, C. Curtis made a motion to adjourn. J. Stepich seconded and the motion carried unanimously.

The meeting was adjourned at 3:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Lohr", with a long horizontal line extending to the right.

Robert Lohr  
Zoning Administrator