Road Committee
November 30, 2010
Meeting Minutes

Meeting Called to order at 4:00 PM.

Present: John Rogers, Kim Halstead, Vaughn Harshfield, Pat Miller, Leslie Meyers

1. Upgrading Private Roads: The discussion addressed whether the allowance for partial upgrades should be considered.
    - Can Townships regulate existing private roads? YES. Townships have the ability to require upgrades to existing private roads if lands served by the non-conforming roads are further subdivided or additional lands added to the road.
    - Should we? Partial Upgrades seemed to be a reasonable way to address the situation. Each request could be looked at case by case.
2. Grand Traverse County definition of Private Road and naming requirements: The County currently requires a road to be named in the following situations –
    - Where 2 or more parcels of land, located non-contiguous to an existing names public./private road, share a common unnamed access.
    - Where 1 parcel of land, located non-contiguous to an existing private/public named road and is planned for development into condominiums, a licensed mobile home park, PUD's, or other similar developments.

      This rule drives the question of whether we should also adopt the definition. After discussion it was determined that we do not have to adopt the criteria, but respect the requirements of the County.
3. Whitewater's Private Road Ordinance discussion:
    - Consideration of adding "to ensure clear (specific) access rights to all property owners" to the intent.
    - Modify the definition of permit to include Road Commission permits as well.
    - Add Road Commission permit to Section 3 B also (permit requirements)
    - Modify Section 4 A (3) to include language that requires topo for affected areas only, not the entire site unless necessary.
    - Modify 4 B – Class C roads to include language and mapping that ensures ingress and egress for all parcels involved.

Meyers was directed to make the changes and complete the draft ordinance for the next meeting.

Meeting adjourned at 5:25 PM