

WHITEWATER TOWNSHIP PLANNING COMMISSION AGENDA FOR REGULAR MEETING,

September 6th, 2023, 7:00 p.m.

Whitewater Township Hall Via ZOOM and in person

5777 Vinton Road, Williamsburg, MI 49690

Phone 231-267-5141/Fax 231-267-9020

Join Zoom Meeting:

<https://us06web.zoom.us/j/89734097707?pwd=bFdEMDhVbEJmWmZYSVMrMHR4UGV1Zz09>

Meeting ID: 897 3409 7707 Password: 927328

1. Mic Check, Call to Order, Pledge Allegiance
2. Roll Call of PC Members
3. Set/Adjust Meeting Agenda
4. Declaration of Conflict of Interest pertinent to agenda items
5. Public Comment – Any person shall be permitted to address a meeting of the PC. Public comments shall be carried out in accordance with the following rules and procedures:
 - a. Comments shall be directed to the PC, with questions directed to the Chair.
 - b. Any person wishing to address the PC shall speak from the lectern (or use raise hand feature if Zoom is being utilized) and state his/her name and address.
 - c. Persons may address the PC on matters that are relevant to Township planning and zoning issues.
 - d. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer a PC members' questions.
 - e. Public comment shall be limited to 3 minutes per person.
6. Public Hearing: None
7. Approval of minutes of August 2, 2023 and August 16, 2023 meetings and Special ROS meetings August 10, 2023 and August 24, 2023.
8. Correspondence - none
9. Reports/Presentations/Announcements/Comments
 - a. Zoning Administrator - Hall
 - b. Chair – Steelman
 - c. Township Board Representative – Vollmuth
 - d. ZBA Representative - Wroubel
 - e. Additional Items
10. Unfinished Business
 - a. Zoning Update Project
 - b. Master Plan
 - i. Final Survey Results
 1. Survey Results by Population
 2. Posting
 - c. Resident Outreach Subcommittee (PC + Peltonen, McElwee, Beam)
 - i. Membership Appointment/s
 - ii. LIAA Memo
 - iii. Next steps

- iv. Next meeting date/time
 - d. TB Response to PC questions submitted in August
 - e. TB 09/12/2023 Packet Submission – FYI
 - i. Clerk Goss’ Budget Amendment TB Packet Submission - FYI
- 11. New Business
- 12. Next Meeting Agenda September 6th, 2023, at 7pm (Review action items, due dates, meeting date/time)
- 13. Public Comment
- 14. PC Discussion/Comments
- 15. Continuing Education (5-15 minutes at each meeting) – Opportunities: Grand Traverse Region Citizens Planner in person opportunity provided by Clerk Goss, Free training opportunities related to the Master Plan provided by Bob Hall, Planning Michigan Conference provided by Randy Mielnik
- 16. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township supervisor at 231-267-5141.

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
August 2, 2023

Call to Order at 7:00 p.m.

Roll Call: DeYoung, Jacobson, Keaton, Steelman, Vollmuth, Wroubel

Absent: None

Also in attendance: Planner Mielnik and Recording Secretary MacLean

Four on Zoom at the beginning of the meeting.

Set / Adjust Agenda: Add payment for subcommittee meetings as Unfinished Business F (6)

Declaration of Conflict of Interest: None

Public Comment: None

Public Hearing: None

Approval of Minutes:

MOTION by DeYoung second by Keaton, to approve the PC regular meeting minutes of July 12, 2023 and Special ROS meeting of July 2, 2023.

Keaton–yes; Jacobson–yes; Wroubel–yes; Steelman–yes; DeYoung–yes; Vollmuth–yes. Motion carried.

Correspondence: Sue Mielnik included in the packet

Letter received from Rod Rebant read by Steelman regarding recommendations of the Master Plan Update RFP.

Recommends the Land Information Access Association (LIAA) proposal.

Reports:

Zoning Administrator Report, Hall: Vollmuth presented the ZA report included in the Township Board August packet.

Chair's Report, Steelman: No report. Thank you, Keith, for zoom facilitation.

Township Board Rep, Vollmuth: Did her own evaluation of Board and PC meetings regarding leadership. Recommends the PC read the Board packets. Vollmuth will provide a condensed version to the PC. Included in her Board Rep. info from the Board packet are the Supervisor's report and the ZA report as a handout to the PC. She asked that PC members share anything they would like shared with the Board before the monthly board meeting.

Mielnik would like the PC to read through and provide input on the Master Plan (MP) as it is being made available.

Discussion ensued regarding the history of the township as part of the MP. History of why there are specific zoning ordinances – used the example of the 150' set back along Supply Road.

ZBA Representative, Wroubel: No cases in July. There is an appeal on the calendar for August.

Committee Reports: None

Additional items:

Unfinished Business:

1. Zoning Update Project:

Mielnik notes that the contract has been signed by the board. The township attorney and the zoning administrator have been contacted regarding the zoning ordinance update. Started with the binder that was provided to the PC, the Municode document and information from the Clerk plus the 80+ amendments. Have created a Word document that will make moving forward much easier and smoother. We will need to make a decision on using zoning descriptions vs a zoning map. Will communicate with the attorney and will provide at the next meeting. A zoning map becomes a part of the zoning ordinance.

Quarterly Joint TB/PC meetings:

Everyone agrees that it is a good idea. Shoot for a November 9 meeting date, in the evening.

MOTION by Steelman second by Keaton, to schedule a special meeting with the Township Board on Thursday, November 9, 2023.

Roll call: Steelman–yes; DeYoung–yes; Vollmuth–yes; Keaton–yes; Jacobson–yes; Wroubel–yes.

Motion carried.

2. Master Plan update:

Survey results, two additional surveys received. Consensus to not include surveys received after the surveys were

given to Networks Northwest.

MOTION by Steelman second by Vollmuth, to schedule a special meeting for August 16 at 7 p.m. to go over the survey results and community engagement update including the ROS committee members.

Roll call: Wroubel-yes; Steelman-yes; DeYoung-yes; Vollmuth-yes; Keaton-yes; Jacobson-yes.

Motion carried.

Community Engagement Proposals for collaborative visioning workshops:

Two proposals were received, one from Networks Northwest (NN) and one from Land Information Access Association (LIAA). Consensus of the PC to go with LIAA.

Tom McElwee and ROS committee member was asked for input. He notes the frustration experienced in working with NN.

Steelman will provide the information to the Board including the findings of fact as presented in the Community Engagement Partner Selection and include Rod Rebant's correspondence that was read. The ROS has been disappointed with the responsiveness of NN.

Peltonen, an ROS committee member, will follow up with NN regarding the 8/7 survey results deadline.

MOTION by Steelman second by Vollmuth to accept the proposal from Land Information Access Association (LIAA) and to recommend the township board accept the proposal from LIAA and take any necessary contractual steps as soon as possible

Roll call: Wroubel-yes; Jacobson-yes; Vollmuth-yes; Keaton-yes; Steelman-yes; DeYoung-yes.

Motion carried.

Budget discussion:

Currently just under \$6000 has been spent so far. Would like to include encumbered funds as part of the budget spreadsheet presented. Discussion ensued regarding the funds, the budget, breakdown of the MP funds and the zoning rewrite funds and the forecast of each. Will discuss at upcoming meetings. Will communicate the budget information with the Board when presenting the engagement request. Funding for the zoning rewrite was not budgeted.

3. Resident Outreach Subcommittee:

Membership discussion, DeYoung has offered to be on the ROS. Maybe put out a request for an additional three community members for the ROS on PC page on the website. Discussion ensued regarding subcommittees and the by-laws.

Next Steps / meetings / asks of the team:

Do we have any information on locations for the community engagement meetings? The Mill Creek School has been used in the past, what is the cost? – janitor fee only. Can check with the Woodland School. The casino has meeting room space available, what is the cost? Samels Barn? ROS meeting before the 8/16 meeting, possibly the 10th. Can do zoom. DeYoung will do the ROS agenda and get it to the Clerk to post as a special meeting.

Waiting on clarification on purchase orders and approvals.

Consensus that the ROS team will bring information from their special meeting on the 10th to the special meeting on the 16th.

4. Submission to the Township Board for the August 8 meeting – FYI.

5. Bylaws as amended – FYI.

6. Pay for subcommittee: Special Subcommittee payment. There were two meetings which were the meetings planning for the joint TB and PC meeting. That committee has since been disbanded.

New Business:

1. Open seat on the Planning Commission to fill Rod Rebant's seat.

Special ROS meeting August 10 at 9 a.m.

Special PC / ROS August 16 at 7 p.m.

Next Regular Meeting September 6, 2023, 7 p.m.

Agenda: Amendment 81, zoning ordinance updates, master plan updates

Public Comment: None

Commission Discussion/Comments: Township computers for PC members. Zoom computer vs. individual computer for township use.

Continuing Education: None

Adjournment: 8:58 p.m.

Tabled items: Article 5 Districts; Article 25, Special Use Permits: campgrounds

Respectfully Submitted
Lois MacLean,
Recording Secretary

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
August 16, 2023

Call to Order at 7:00 p.m.

Roll Call: DeYoung, Keaton, Steelman, Vollmuth, Wroubel

Absent: Jacobson

Also in attendance: ROS members: Peltonen and McElwee

Planner Mielnik and Recording Secretary MacLean

Two on Zoom at the beginning of the meeting.

Set / Adjust Agenda:

Declaration of Conflict of Interest: None

Public Comment: None

Special Meeting Business:

1. ROS additional member (s) Discussion (Lois to post to PC website page) Verbiage: Attention Whitewater Township Residents we need your help. Please consider . . . (will get verbiage from Rachel)
2. Master Plan update, survey results. There are some discrepancies in the "Default Report". The number one question starts as Q2. Discussion regarding input back to Networks Northwest. Need a professional report. Number pages.
Request separate reports, such as the answers separated by quadrant.
Full time residents vs renters vs seasonal residents
Will get the raw data in spreadsheet form. Need one good report.

Tom McElwee – we need a clean professional report. Excel / spreadsheet will allow for the PC to create a wide variety of different options using the Sort By option.
3. Community engagement workshop planning and prep. Will need to determine what the six stations will be. Date: 9/28/2023 at Mill Creek if LIAA Barry Hicks is available, alternative date is 10/5/2023. Who can get in before 4 p.m.-parents only? How will that impact getting things set up for a 4 p.m. start? ROS and PC members to cover the stations plus Randy and two from LIAA. Discussion regarding the Board participating covering a station. Consensus to NOT have the Board participating in covering stations.

Significantly more older residents responded to the survey. Will need to pull in more young people for their input at the workshops. Discussion ensued regarding contacting the high school seniors (what are they planning to do and why are they planning to leave) and parents of school age children. People come back to their community and community activities can help draw them back.

Looking for actual solutions.

Will be seeking input from residents regarding the Township goals. Randy supplied the 2015 existing goals.

What are we doing right? What are we doing wrong? What can we do to address the issue presented?

Refreshments: water, cookie, granola bars, etc.
4. Budget: Zoning update was not included in the budget which is approximately \$9,000 plus the additional contract expense for LIAA. Will need to request a budget amendment. Discussion ensued. Will put in a request for \$25,000 for professional services and estimating 17 meetings to come for the fiscal year.
5. ROS Plans / Duties / Next meetings 8/24/2023 9 a.m. workshop topics, who is doing what, time, flyer, exit survey, refreshments. Randy contacting NN regarding the survey concerns and would like it back by the 22nd. Consensus that Randy is the contact person with LIAA.

6. Anything else related to the MP project: nothing additional

ROS Special meeting August 24 at 9 a.m.

Next Regular Meeting September 6, 2023, 7 p.m.

Public Comment: None

Commission Discussion/Comments: Carl noted that he appreciates all the efforts that has gone into this and the work the team is doing!

Adjournment: 8:29 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
RESIDENT OUTREACH SUBCOMMITTEE
SPECIAL MEETING MINUTES
August 10, 2023

Call to Order at 9:00 a.m.

Roll Call: DeYoung (Chair), Peltonen, Mielnik, Beam, McElwee

Absent: Steelman

Also in attendance: Recording Secretary MacLean via Zoom and Barry Hicks of LIAA in person

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment: None

Special Meeting Business:

1. Review survey information.

Randy noted that the LIAA proposal has been accepted by the township board.

Preliminary report from Networks Northwest is incomplete and has format errors that need to be addressed.

Recommend to the Planning Commission to accept the report and plan to use the provided spreadsheet format to provide additional report tabulation options using the “sort by” feature in Excel.

2. Work shop planning: Discussion of location, timing, price and accommodations available. The Samels Farm does not have heat or indoor plumbing (toilet). Turtle Creek has conference rooms with PA system available would be \$750 plus \$400 if we wanted refreshments. Woodland Creek School holds approximately 160 people. Will inquire at Mill Creek again.

Introduce Barry Hicks of LIAA (bhicks@liaa.org): The LIAA contract includes plans for two in person workshops / public input sessions. One would be a broad overview that will lead to narrowing it down to more specific type topics.

Posters, supplies and printing are included in the contract.

LIAA’s main point of contact will be Planner Mielnik.

Shoot for a date of September 28, 2 – 7 p.m. Will have to work about the school in session hours.

Hicks notes that the current Master Plan is quite general, needs definitions.

Will schedule the second workshop mid to late October.

First workshop will have 4-6 stations to be manned by PC, ROS and LIAA members. Hicks will provide some general ideas for the next ROS meeting by reviewing the survey results’ common themes.

Will plan to do similar advertising as was done with the survey, email, flyers, road signs, radio, newspaper, township park and school packet information with students.

3. Resources levels needed to support the ROS group. Some printing will to be done. Treasurer email list can be used to spread the word via a couple email blasts.
4. Any related topic that the subcommittee wishes to discuss
6. Schedule next meeting date/time Thursday, August 24, 2023, 9 a.m.

Next Regular Meeting September 6, 2023, 7:00 p.m.

Next ROS meeting: Thursday, August 24, 2023, 9 a.m.

Public Comment: None.

Committee discussion: DeYoung will gather info from this meeting to present to the PC at the special meeting scheduled for August 16.

Adjournment: 10:33 a.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
RESIDENT OUTREACH SUBCOMMITTEE
SPECIAL MEETING MINUTES
August 24, 2023

Call to Order at 9:00 a.m.

Roll Call: DeYoung (Chair), Peltonen, Mielnik, McElwee

Absent: Beam, Steelman

Also in attendance: Recording Secretary MacLean, Barry Hicks of LIAA, Maureen Stratton-citizen, Gary Buczkowski-citizen, John Wierenga-citizen

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment: None

Special Meeting Business:

1. Review information from community survey. Mielnik notes the report has come back from Networks Northwest (NN). Data is available and ready to be posted on the township website after the regular Planning Commission meeting of September if approved by the PC. More cleanup of the report will be addressed before the regular PC meeting packet goes out.
Excel spreadsheet has been received.
Will need to do a summary of the data along with the “raw” data for presentation to the public.
2. First workshop planning: Hicks of LIAA: Scheduled for September 28, 4-7 p.m. in an open house format with six stations set up staffed with at least one representative for each.
Stations suggested: Welcome, Zoning/Land Use, Development, Infrastructure/Transportation, Review of 2015 Master Plan Goals, General Feedback
Discussion ensued regarding the details of the individual stations for presentation to the PC for approval.
Hicks will update the provided memo. Questions will be added to each station (may not be ready for the PC meeting but will be ready for the open house).

Who will man the individual stations?

Steelman = Welcome

Zoning = LIAA

Development = LIAA

General feedback = DeYoung

Float = Mielnik

Infrastructure = McElwee

MP goals = Mielnik

Randy will address the survey to correct and get to the PC chair for inclusion in the September packet.

3. Correct or revise rollout activities as necessary. Flyer, road signs (update previous signs if possible), emails, radio PSA
4. Discuss resource levels needed to support this group. At the school – gym or cafeteria. Set up about 3 p.m.
5. Any related topic that the subcommittee wishes to discuss
6. Schedule next meeting date/time Friday, September 15 at 9 a.m.

Next Regular Meeting September 6, 2023, 7:00 p.m.

Next ROS meeting:

Public Comment:

Steelman: Opinion is to use the cafeteria. Thank you.

Committee discussion: None

Adjournment: a.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary



9304 Wheeler Oaks Drive, Williamsburg, Michigan 49690 734-770-2698 Email:
randy@northplaceplanning.com

MEMO

To: Whitewater Township Planning Commission
From: Randy Mielnik, AICP
CC:
Date: August 28, 2023
Re: Zoning Clarification Project

Work has progressed on the Zoning Ordinance. The following tasks have been completed:

- The contract was signed on June 22, 2023,
- Met with the Clerk on 7-5-23 to discuss the project. Received a thumb drive with zoning files.
- Emailed Chris Patterson on 7-17-23 to inform him of the work starting and our approach.
- Met with Bob Hall on 7-20-23 to discuss the general approach and major issues.
- Met with Ron Popp on 8-16-23 concerning zoning map issues.

Several documents are being used to proceed with this work. These include the Muni-code document, the printed version of the Zoning Ordinance handed out to all PC members, and the book of amendments. I also have a copy of the Zoning Ordinance that was posted on the township website and the Clerk's electronic files.

The three larger items to consider at the onset of this work relate to the following:

1. As mentioned, the focus of this work is on the clarification of existing requirements. We are avoiding any substantive changes to zoning standards and requirements. Any substantive changes to zoning requirements should follow master plan completion.
2. It seems we can improve the usability of the zoning ordinance by reducing the number of Articles from about 37 to about 15. Fewer articles will make the ordinance easier to navigate, and we can reorganize materials to place related information close to each other. Attached is a chart showing how the Articles can be reduced. This is subject to change as we proceed, but it provides an overall guide for improving the ordinance organization.



3. The Zoning Ordinance now uses legal descriptions to define zoning districts. Most communities use an Official Zoning Map to show the locations of zoning districts. A Zoning Map has been produced in the past (it appears in the 2015 Master Plan and is posted on the township website). The desired approach is to remove the legal descriptions and create a new chapter identifying an Official Whitewater Township Zoning Map. Such a map is made part of the Zoning Ordinance.

Attached is the first several chapters of an updated Zoning Ordinance. This material will certainly be updated as we proceed. I will also add "links" once we get further in the document so that you can click on section references to be taken elsewhere in the ordinance. Please also note the following considerations:

1. This working draft is provided in two forms. One version is printed with comments to clarify the reasons for edits or additional material. A second version is a "clean copy" that shows the updated zoning ordinances with few notations.
2. Some definitions have been updated or added. Many more definitions will likely be added and updated as we proceed with this work and through subsequent chapters and amendments. Doing so helps clarify land development and zoning terminology, which can be vague and confusing to some.
3. There are many instances where requirements and standards exist in several places. This is problematic as sometimes requirements and standards are written differently. To avoid this, effort has been made to place requirements and standards in one place only and use references with needed links.
4. Some comments indicate that an area will need more work to address issues. For example, the signage definitions and requirements may require more focused attention to comply with recent court decisions.
5. As we go through the process, we will have to go back and revisit earlier sections. This is a normal part of zoning ordinance clarification projects.

At this point, I am seeking your review of the attached material and feedback on the approach.

IMPROVE ORGANIZATION OF THE WHITEWATER TOWNSHIP ZONING ORDINANCE

CONSIDER COLLAPSING ARTICLES FROM 37 to 15

CURRENT

ARTICLE 1 SHORT TITLE
ARTICLE II INTERPRETATION
ARTICLE III DEFINITIONS
ARTICLE IV ACCESSORY AND NONCONFORMING USES AND BUILDINGS
ARTICLE V DISTRICTS
ARTICLE VI RESIDENTIAL R-1
ARTICLE VII MULTIPLE RESIDENTIAL R-2 and R-3
ARTICLE VIII COMMERCIAL C and VILLAGE V
ARTICLE IX INDUSTRIAL
ARTICLE X AGRICULTURAL A-1
ARTICLE XI RECREATIONAL RC-1
ARTICLE XII BUILDING LOT SIZES AND YARD REQUIREMENTS
ARTICLE XIII ESSENTIAL PUBLIC SERVICES
ARTICLE XIV WATERFRONT PROPERTY
ARTICLE XV SANITATION REQUIREMENTS
ARTICLE XVI OUTDOOR STORAGE
ARTICLE XVII ADMINISTRATION
ARTICLE XVIII ZONING BOARD OF APPEALS
ARTICLE XIX REQUEST FOR AMENDMENT
ARTICLE XX SEPARABILITY
ARTICLE XXI VIOLATIONS
ARTICLE XXII EFFECTIVE DATE
ARTICLE XXIII REPEAL
ARTICLE XXIV SANITARY LANDFILL AND WASTE DISPOSAL
ARTICLE XXV SITE PLAN REVIEW AND SPECIAL LAND USES
ARTICLE XXVI RESERVED
ARTICLE XXVII RESERVED
ARTICLE XXVIII CONDOMINIUM DEVELOPMENT REGULATIONS
ARTICLE XXIX EXTERIOR LIGHTING REGULATIONS
ARTICLE XXX SIGN REGULATIONS
ARTICLE XXXI PLANNED UNIT DEVELOPMENT
ARTICLE XXXII CORRIDOR OVERLAY PLANNED UNIT DEVELOPMENT
ARTICLE XXXIII LANDSCAPE STANDARDS
ARTICLE XXXIV OFF-STREET PARKING AND LOADING
ARTICLE XXXV TELECOMMUNICATION TOWERS
ARTICLE XXXVI MOBILE HOME STANDARDS
ARTICLE XXXVII SUPPLEMENTARY PROVISIONS

PROPOSED (SUBJECT TO CHANGE)

- ARTICLE I **TITLE, PURPOSE, AND SCOPE** (COMBINE ART. I, II, XX, XXIII)
 - (SHORT TITLE, INTERPRETATION, SEPARABILITY, REPEAL, EFFECTIVE DATE)
- ARTICLE II **DEFINITIONS** (ARTICLE III)
 - (DEFINITIONS)
- ARTICLE III **ZONING MAP** (NEW SECTION THAT REPLACES ART. V AND ESTABLISHES THE MAP AS PART OF THE ZO, IDENTIFIES ZONING DISTRICTS, ETC.)
- ARTICLE IV **ZONING DISTRICTS, USE REGULATIONS AND PRIMARY DIMENSIONAL REQUIREMENTS** (ARTICLE VI, VII, VIII, IX, X, XI, XII, XXXII) DESCRIBES ALL ZONING DISTRICTS, USES PERMITTED AND PRIMARY DEVELOPMENT REGULATIONS
- ARTICLE V **SUPPLEMENTAL DEVELOPMENT STANDARDS** AND PROVISIONS (IV. XIII, XV, XVI, XXIV, XXIX, XXXIII, XXIX XXXVII)
- ARTICLE VI **OPTIONAL PLANNED DEVELOPMENTS** (ARTICLE XXXI and XXXII) PLANNED UNIT DEVELOPMENT AND CORRIDOR OVERLAY PLANNED UNIT DEVELOPMENT
- ARTICLE VII **OFF-STREET PARKING, LOADING AND LANDSCAPE STANDARDS** (XXXIV and XXXIII)
- ARTICLE VIII **CONDOMINIUM DEVELOPMENT REGULATIONS** (XXVIII)
- ARTICLE IX **SITE PLAN REVIEW** (XXV)
- ARTICLE X **SPECIAL LAND USES** (XXV)
- **ARTICLE XI TELECOMMUNICATION TOWERS** (XXXV)
- ARTICLE XII **MOBILE HOME STANDARDS** (XXXVI)
- ARTICLE XIII **SANITARY LANDFILL AND WASTE DISPOSALS**
- ARTICLE XIV **SIGN REGULATIONS** (XXX)
- ARTICLE XV **ADMINISTRATION** (XVII, XVIII, XIX, XXI) ADMINISTRATION, ZONING BOARD OF APPEALS, AMENDMENTS, VIOLATIONS

WHITEWATER TOWNSHIP ZONING ORDINANCE

WORKING DRAFT

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ARTICLE 1 - TITLE, PURPOSE, SCOPE

1.01 SHORT TITLE

This Ordinance shall be known and cited as the Whitewater Township Zoning Ordinance. and will be referred to herein as "this Ordinance."

1.02 PURPOSE

The fundamental purpose of this Ordinance is to promote the health, safety, and general welfare of the inhabitants of the Township by:

- (A) Promoting the orderly development of the Township.
- (B) Encouraging the use of lands and resources of the Township in accordance with their character and adaptability.
- (C) Securing safety from fire and other dangers and providing for safety in traffic, adequacy of parking and reduction in hazards to life and property.
- (D) Facilitating the development of adequate systems of fire protection, education, recreation, water supplies and sanitary facilities.
- (E) Conserving the use of public funds for public improvement and services to conform with the most advantageous use of lands, properties and resources of the Township.
- (F) Protecting fish and wildlife resources, water quality, scenic and aesthetic qualities, historical and recreational values.
- (G) Preventing flood damages due to interference with natural drainage characteristics of rivers and streams.
- (H) Promoting the economic progress of the Township and protecting and enhancing the property values thereof.

1.03 SCOPE

It is not intended by this Ordinance to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of law or ordinance, except as hereinafter specifically repealed, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law, relating to the use of buildings or premises, or with any private restrictions placed upon property by covenant or deed; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises than are imposed or required by such existing provisions of law or ordinance or by such rules, regulations or permits or by such private restrictions, the provisions of this Ordinance shall control.

1.04 SPLITTING LOTS WITHIN A RECORDED SUBDIVISION

No lot, outlot or other parcel of land in a recorded plat shall be further partitioned or divided unless in conformity with the standard of the district in which it exists. The township may permit the partitioning of land into not more than four (4) parts.

1.05 RULES OF INTERPRETATION

The following rules are intended to clarify the intent of the standards within this Ordinance. The following shall apply, except when clearly indicated otherwise:

- (A) Terms not defined shall be assumed to have the customary meaning assigned them.
- (B) Any interpretation of this Ordinance shall be defined by the Whitewater Township Zoning

Board of Appeals.

- (C) The particular shall control the general.
- (D) The word "shall" is always mandatory and never discretionary. The word "may" is permissive.
- (E) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- (F) Unless the context clearly indicates otherwise, where a regulation involves two (2) or more items, conditions, provisions or events, the terms "and," "or," "either ... or," such conjunction shall be interpreted as follows:
- (G) "And" denotes that all the items, conditions, provisions or events apply in combination.
- (H) "Or" indicates that the items, conditions, provisions or events may apply individually or in any combination.
- (I) "Township" shall refer specifically to "Whitewater Township."
- (J) The term "person" shall mean an individual, firm, corporation, association, partnership, limited liability company or other legal entity, or their agents.

1.06 SEVERABILITY CLAUSE

If any clause, sentence, subsentence, paragraph, section or part of this Ordinance be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect. Impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, subsentence, paragraph, section or part thereof directly involved in the controversy in which said judgment shall have been rendered.

1.07 REPEAL

All zoning ordinances and amendments, or parts of zoning ordinances inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. The repeal of existing ordinances or parts of ordinances and their amendments does not affect or impair any act done, offense committed or right accrued or acquired, or liability, penalty, forfeiture or punishment incurred prior to the time it was enforced, prosecuted or inflicted.

1.08 EFFECTIVE DATE

This Ordinance and any amendments shall take effect pursuant to Article XX, and Public Act 110 of 2006 as amended and upon passage by Township Board.

ARTICLE 2 - DEFINITIONS

2.01 DEFINITIONS

For the purposes of this ordinance, the following definitions apply.

ACCESSORY BUILDING: A supplemental building or structure located on the same lot as the primary building or where a primary use is being established.

ACCESSORY USE: A use naturally incident to and subordinate to the main use of the land or building.

ADULT FOSTER CARE FACILITIES: A governmental or nongovernmental establishment having as its principal function the receiving of adults for foster care. Subject to Michigan Public Act 218 of 1979 as amended, adult foster care facilities include facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include a nursing home, home for the aged, hospital, hospital for the mentally ill, facility for the developmentally disabled, county infirmary, childcaring institution, an establishment commonly described as an alcohol or substance abuse rehabilitation center, a residential facility for persons released from or assigned to an adult correctional institution, and any other use excluded under Act 218 of 1979 as amended.

AGRICULTURAL COOLING PAD: The area and its related equipment where crops, cherries in particular, are collected, temporarily stored, and rinsed with water to lower the temperature and prepare the crop for transport and processing.

AGRICULTURAL PREMISES: A premises used or occupied for the cultivation of field crops, truck crops, nurseries, orchards, greenhouses, woodlots, pastures, husbandry of livestock, poultry or small animals, or any activities of a similar nature.

AGRICULTURAL STAGING AREA: An area where trucks, transport equipment, harvesting coordination, and assembly and loading of agricultural products takes place related to the logistics of harvesting and transporting agricultural crops.

~~**BED AND BREAKFAST ESTABLISHMENT:** A private residential dwelling in which the owner provides overnight accommodations and breakfast to transient guest for compensation.~~

BED AND BREAKFAST: A single family residential structure that meets all of the following criteria:

- Has 10 or fewer sleeping rooms, including sleeping rooms occupied by the innkeeper, 1 or more of which are available for rent to transient tenants.
- Serves meals at no extra cost to its transient tenants.
- Has a smoke detector in proper working order in each sleeping room and a fire extinguisher in proper working order on each floor.

BILLBOARD: A sign structure generally available for lease or rent, although sometimes owned by the user, intended to support an off-premises business. Commercial Outdoor Advertising and Outdoor Advertising are other terms commonly applied to larger billboards.

BUILDING: A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or property.

BUILDING COVERAGE: The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on the lot.

BUILDING FOOTPRINT: The area of land occupied by the foundation of a building and does not include appurtenances like decks unless they are on a permanent foundation.

BUILDING HEIGHT: The building height is the vertical distance measured from the finished grade level to the highest point of the roof surface if a flat roof; to the deck of mansard roofs; and to the mean height level between eaves and ridges of gable, hip and gambrel roofs. Where the building may be situated on sloping terrain, this height shall be measured from the highest finished grade at the building wall.

BUFFER STRIP: A strip of land reserved or used for plant material, berms, walls, or fencing to serve as a visual and/or sound barrier between properties, often required between properties in different zoning districts.

CABIN: A simple housing structure providing temporary accommodation for recreational purposes.

CAMPGROUND, COMMERCIAL: A campground owned and operated expressly for the purpose of renting space in the campground on a transient basis for profit to the general public. A campground owned and operated by a non-profit organization for the exclusive temporary use and enjoyment of its members shall also be considered a commercial campground.

CAMPGROUND, PRIVATE FAMILY: Parcels of land owned and operated exclusively for the temporary use and enjoyment of those sharing in the ownership of the parcel, their invited guests and are not for remuneration.

~~**CONDOMINIUM CONVERSION:** Any property or group of properties whose form of ownership is changed to condominium units from another form of ownership.~~

CONDOMINIUM CONVERSION: Any property or group of properties whose form of ownership is changed to condominium units from another form of ownership. A condominium conversion also refers to a condominium project containing condominium units some or all of which were occupied before the filing of a notice of taking reservations under section 71 of the Condominium Act 59 of 1978.

CONDOMINIUM UNIT: That portion of a condominium project or site condominium subdivision which is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. The owner of a "condominium unit" also owns a share of the common elements. The term "condominium unit" shall be equivalent to the term "lot" for purposes of determining compliance of a site condominium subdivision with provisions of this Ordinance pertaining to minimum lot size, minimum lot width, maximum lot coverage, and maximum floor area ratio.

~~**CONDOMINIUM PROJECT:** Means a plan or project consisting of not less than two (2) condominium units if established and approved in conformance with the Condominium Act (Act 59, 1978).~~

CONDOMINIUM PROJECT: A plan or project consisting of not less than two (2) condominium units if established and approved in conformance with the Condominium Act (Public Act 59 of 1978). The term "condominium project" is also defined as being synonymous with term "condominium development" herein.

COMMERCIAL PREMISES: A premises used or occupied for transportation, retail sales or service businesses, wholesale sales facilities, apartments, hotels, motels, or commercial recreation.

COMMUNITY IMPACT STATEMENT: An assessment of the developmental, ecological, social, economic and physical impacts of a project on the natural environment and the physical improvements on and surrounding the development site. Information required for compliance with other ordinances shall not be required to be duplicated in the Community Impact Statement.

CORRIDOR OVERLAY PLANNED UNIT DEVELOPMENT (COPUD): A corridor overlay zone which employs the methods and techniques of a planned unit development.

CUL-DE-SAC: A circular vehicular turn-around at the end of a private road or easement.

DEED RESTRICTION: A restriction on a property that is recorded as part of a deed with the County Register of Deeds. A deed restriction is binding on subsequent owners and enforced by the parties to the agreement.

DOMESTIC PETS: Dogs, cats and other animals customarily housed within a dwelling.

DWELLING: Any building or structure or portion thereof legally occupied as the home, residence, or sleeping place of one or more persons.

MULTIPLE FAMILY DWELLING: A building, structure, or portion thereof used or designed as a residence for three (3) or more families living independently of each other and independently doing their own cooking in said building. This definition includes three-family houses, four-family houses and apartments, but does not include trailer camps or mobile home parks.

SINGLE FAMILY DWELLING: A building, structure, or portion thereof containing not more than one dwelling unit designed for residential use and attached to a permanent foundation, except where hereinafter exempt.

TEMPORARY DWELLING: A building, structure, or portion thereof that is intended to be used on a temporary basis, has some of the facilities of a conventional dwelling, and is used in conjunction with the construction of a permanent residence.

TWO FAMILY DWELLING: A building, structure, or portion thereof designed for or occupied exclusively by two families living independently of each other and attached to a permanent foundation, except where hereinafter exempt.

EASEMENT: A grant of one or more of the property rights by a property owner to and/or for use by the public, or another person or entity.

EQUIPMENT: Tangible property, excluding land, buildings, and vehicles, that is used in the operations of a business or completion of a task.

EXISTING BUILDING: A building existing or for which the foundations are in place or upon which there has been substantial work done prior to the effective date of this Ordinance or any amendment thereto.

EXISTING USE: A use of premises or buildings or structures actually in operation, openly, visibly and notoriously prior to the effective date of this Ordinance or any amendment thereto.

FENCE: A fence is a structure usually constructed from posts that are connected by boards, wire, rails or netting enclosing an area of ground to mark a boundary, control access, prevent escape, or provide a decorative feature.

~~FENCE, RESIDENTIAL STANDARDS:~~

- ~~1. Fences shall have the finished side facing outward away from the property in which it is located.~~
- ~~2. No fence shall be erected within the 50-foot setback of any lakes, rivers, streams.~~
- ~~3. Fences shall not exceed a height of 6 feet.~~
- ~~4. Prohibited fences include barbed wire, electric charges, or fences with sharp materials located on top.~~

~~FOOTPRINT:~~ The area of land occupied by the foundation of a building and does not include appurtenances like decks unless they are on a permanent foundation.

FLOOR AREA: The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages or space used for off-street parking or loading, breezeways, enclosed and unenclosed porches, elevator or stair bulkheads, and accessory structures.

GREENBELT: An area of grass, trees and other natural vegetation between a structure or parking area and a public thoroughfare.

HAMMERHEAD TURNAROUND: A T-shaped vehicular turnaround at the end of a road or easement.

HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS: Hazardous substances and polluting materials shall mean hazardous chemicals as defined by the Michigan Department of Public Health and the Michigan Department of Labor; flammable and combustible liquids as defined by the Michigan State Police Fire Marshal Division; critical materials, polluting materials and hazardous waste as defined by the Michigan Department of Natural Resources; hazardous substances as defined by the U.S. Environmental Protection Agency, and hazardous materials as defined by the U.S. Department of Transportation.

HIGHWAY: Any public thoroughfare in Whitewater Township, including federal and state roads and highways.

HOME OCCUPATIONS: An occupation or business activity located within a residential dwelling or in an accessory building which is clearly subordinate to the principal residential use.

IMPLEMENT: A tool or an instrument used in doing work.

INSTITUTIONAL PREMISES: Shall be interpreted to include such premises or portions thereof upon which is situated a public utility or other publicly owned, operated, or administered facility, any public, private or commercial vocational school, a cultural facility, including a museum, library or auditorium, or a religious or charitable facility.

LAND DIVISION: Creation of a new lot or parcel.

LOT: A parcel of land separated from other parcels of land by description on a recorded plat or by metes-and-bounds description which meets the requirements of this Ordinance, a condominium unit in a site condominium which meets the requirements of this Ordinance, a

common area or element in a condominium project, a condominium unit.

CORNER LOT: Any lot having at least two (2) contiguous sides abutting upon one or more streets, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five (135) degrees. A lot abutting a curved street(s) shall be a corner lot if the arc has a radius less than one hundred and fifty (150) feet. Corner lots, for the purpose of setbacks, shall have two front lot lines and two side lot lines.

INTERIOR LOT: A lot which has only one lot line or portion thereof fronting on a street.

LOT AREA: The area of the horizontal plane within the lot lines of a lot, exclusive of the area of any public or private road right-of-way adjoining any portion of the lot. Lot area is also defined as only including land unbroken by any road, street, or thoroughfare.

LOT DEPTH: The average horizontal distance between the front and rear lot lines, measured along the average midpoint between side lot lines.

LOT FRONTAGE: The length of the front lot line.

LOT OF RECORD: A tract of land which is part of a subdivision shown on a plat or map which has been recorded in the Office of the Register of Deeds for Grand Traverse County, Michigan; or a tract of land described by metes-and-bounds which is the subject of a deed or land contract which is likewise recorded in the Office of the Register of Deeds.

~~**LOT WIDTH:** The average horizontal distance between the side lot lines measured perpendicular to the average depth, especially on irregularly shaped lots.~~

LOT WIDTH: The horizontal distance between side lot lines measured at the required front setback.

NONCONFORMING LOT: A lot of record which does not meet the requirements of this Ordinance.

THROUGH LOT (also called a double frontage lot): An interior lot having frontage on two (2) more or less parallel streets.

LOT LINES: The property lines bounding a lot or parcel.

FRONT LOT LINE: The line separating a lot from any street right-of-way, private road or other access easement. In the case of a waterfront lot, the line which fronts on a navigable waterway shall be a front lot line. Corner lots, for the purpose of setbacks, shall have two front lot lines and two side lot lines.

REAR LOT LINE: The line opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot or parcel, an imaginary line ten (10) feet in length entirely within the lot or parcel, parallel to and at a maximum distance from the front line.

SIDE LOT LINE: Any lot line other than a front or rear lot line.

ZERO LOT LINE: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on or adjacent to a lot line.

MANAGED VEGETATIVE STRIP: A natural vegetative area extending along both sides of rivers, streams or watercourses, containing native trees, shrubs and other vegetation and natural materials. The purpose of the managed vegetative strip is to stabilize the river banks, prevent

erosion, absorb nutrients in water runoff from adjacent lands, provide shading for the stream to maintain cool water temperatures, and screening of adjacent man-made structures.

MANUFACTURED HOME: A dwelling unit constructed primarily within a factory in modules or components, which are then transported to a site where they are assembled on a permanent foundation to form a dwelling, and meet all codes and regulations applicable to conventional home construction.

MASTER DEED: The document recorded as part of a site condominium subdivision to which are attached as exhibits, and incorporated by reference, the approved bylaws for the site condominium subdivision and the site condominium subdivision plan.

MOBILE HOME: A structure, with a title issued by the State of Michigan, that is approved by the U.S. Department of Housing and Urban Development (HUD), and can be moved in one (1) or more sections, which is built on a chassis and designed as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, and electrical systems. "Mobile home" does not include a recreational vehicle or recreational trailer but shall include HUD housing.

~~**MOBILE HOME CONDOMINIUM PROJECT:** A condominium project in which mobile homes are located upon separate sites which constitute individual condominium units.~~

MOBILE HOME OR MANUFACTURED HOME CONDOMINIUM PROJECT: A condominium project in which mobile homes or manufactured homes are located upon separate sites which constitute individual condominium units.

MOBILE HOME PARK, TRAILER COACH PARK, OR PARK: Any parcel or tract of land under the control of any person, upon which three (3) or more occupied trailer coaches are harbored on a continual basis, or which is offered to the public for that purpose, regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment or facility used or intended for use incident to the harboring or occupancy of trailer coaches; except as provided by Section 91, Public Act 172 of 1970.

MOBILE HOME SUBDIVISION: A subdivision approved under the Land Division Act (Public Act 288 of 1967), as amended, which by deed restriction has been designated solely for occupancy by mobile homes, HUD, or similar housing.

MODULAR HOUSING UNIT: See Manufactured Home.

NATURAL FEATURES: Natural features shall include soils, wetlands, floodplain, water bodies, sand dunes, topography, vegetative cover and geologic formations.

NONCONFORMING USE: A use which lawfully occupied a structure or site prior to the effective date of this Ordinance or any amendment thereto, and which does not conform with the current use regulations of the district in which it is located.

NONCONFORMING STRUCTURE: A structure lawfully existing prior to the effective date of this Ordinance or any amendment thereto, which does not meet the current zoning ordinance standards for building size or location on a lot for its use and district.

NUISANCE: An offensive, annoying, unpleasant, or obnoxious thing or practice, especially when constant or repetitive. A condition which is perceivable and extends its effect upon neighbors across property lines by the generation of excessive noise, odors, trash, abnormal traffic, congregation of people (particularly at night), or other similar conditions.

ORDINARY HIGH-WATER MARK: The point on the bank or shore up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristic.

~~**OUTDOOR DISPLAY AREA:** A designated outdoor area used for the display of merchandise visible to the public.~~

OUTDOOR DISPLAY AREA: An outdoor arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product, or service.

OUTDOOR INVENTORY AREA: A designated outdoor area designed to allow for storage of excess inventory in a manner not visible to the public.

OUTDOOR SALES AREA: The display and sale of products and services outside of a building or structure, including vehicles, garden supplies, gas, motor oil, food and beverages, boats and aircraft, farm equipment, motor homes, burial monuments, building and landscape materials, and similar materials or items.

PARCEL: A lot described by metes and bounds or described in a recorded plat.

PLANNED UNIT DEVELOPMENT (PUD): A piece of property developed as a separate neighborhood or community unit. This form of development is based on an approved site plan and allows flexibility of design not available under normal zoning district requirements. The plan may contain a mixture of housing types, open spaces, and other various land uses.

PLAT: A map of a subdivision of land.

PLOT PLAN: The documents and drawings normally consisting of a drawing of the subject lot or parcel of land together with an outline drawing of the proposed structure(s) or modification(s), including all porches, extensions and roof overhangs, showing the principal dimensions of the structure(s) and all setback distances measured perpendicular to all lot lines. The documents and drawings shall bear the name, address and telephone number of the landowner and applicant, and the date of the application.

PREMISES: A unit of contiguous real property under common ownership.

PRIMARY or PRINCIPAL BUILDING: A building which houses the main or principal use of the lot on which it is located. All other buildings are accessory structures.

PRIMARY OR PRINCIPAL USE: The main use to which the lot or premises are devoted. For example, the main use of a single-family home is residential, and the main use of a retail store is commercial.

RECREATIONAL PREMISES: A premises used or occupied for recreational purposes, including parks, play areas, indoor or outdoor swimming pools, bathing beaches, boating and fishing areas, winter recreational areas, nature study areas, community halls and fairgrounds.

RECREATIONAL UNIT: A vehicular structure, primarily designed as temporary living quarters for recreational camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered. Recreational units shall include travel trailers, camping trailers, motor homes, truck campers, slide-in campers and chassis-mounted dwellings.

SIGN: Any words, lettering, figures, numerals, phrases, sentences, emblems, devices, designs, trademarks, or combination thereof, by which anything is made known, such as the designation of

an event, a firm, a profession, a business or product, which are visible from any street or road and used as an outdoor display.

SIGN STRUCTURE: A permanent physical structure on a fixed footing, foundation, column or base designed or used for the support and/or illumination of a sign.

SITE CONDOMINIUM SUBDIVISION: A division of land on the basis of condominium ownership, which is not subject to the provisions of the Subdivision Control Act, Public Act 288 of 1967, as amended, but is subject to the requirements of the Condominium Act, Public Act 59 of 1978, as amended.

SITE CONDOMINIUM SUBDIVISION PLAN: The drawings attached to the master deed for a site condominium subdivision which describes the size, location, area, horizontal and vertical boundaries and volume of each condominium unit contained in the site condominium subdivision, as well as the nature, location and size of common elements.

SITE PLAN: A plan drawn to scale showing proposed uses and structures for a parcel of land, including any details necessary to illustrate the final proposed use. A site plan may include elements such as the location of lot lines, the location of buildings, open spaces, parking, landscaping, and utility lines.

SPECIAL USES: Special uses are those uses which are not essentially incompatible with the uses permitted in a zoning district but require individual review and standards to avoid conflict with adjacent uses of land.

SPECIAL USE PERMIT: A permit issued by the Planning Commission following a public hearing which allows a specific activity in and on a property with additional specified requirements or provisions.

STRUCTURE: A structure is any production or piece of material artificially built up or composed of parts joined together in some definite manner; any construction, including dwellings, garages, building, mobile homes, signs and sign boards, tower, poles, antennae, stand pipes or other like objects, but not including fences.

VARIANCE: A variance is a modification of the literal provisions of the Zoning Ordinance granted by the Zoning Board of Appeals under qualifying circumstances.

VEHICLE: A device or structure for transporting persons or things; a conveyance.

YARD: The space surrounding a structure.

FRONT YARD: The space extending across the full width of the lot between the front of the principal building and the front lot line.

REAR YARD: The space extending across the full width of the lot between the back of the principal building and the rear lot line.

SIDE YARD: The space between a principal building and side lot line, extending from the front yard to the rear yard.

ZONING ADMINISTRATOR (ZA): The officer and/or his duly appointed deputies, agents, employees and inspectors charged with the administration and enforcement of this Ordinance.

ARTICLE 3 - ZONING MAP AND DISTRICTS

3.01 ZONING DISTRICTS ESTABLISHED

For the purpose of this Ordinance, Whitewater Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names, and shall have boundaries as delineated on the Official Zoning Map.

R-1 Residential
R-2 Residential
R-3 Residential
RC- Recreational
A-1 Agricultural
C-1 Commercial
N- Industrial
V – Village
COPUD Corridor Overlay PUD
PUD Planned Unit Development
MHP Manufactured Home Park

3.02 ZONING MAP

The boundaries of the zoning districts are defined and established on the Official Zoning Map of Whitewater Township which is a part of this Ordinance. This map is identified by the signature of the township supervisor, attested to by the township clerk, and bearing the statement that this is the “Official Zoning Map of Whitewater Township” with an effective date. If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map and include the dates of any amendments made thereon.

3.03 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where, due to the scale, lack of details, or illegibility of the Official Zoning Map, there is uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, to the Zoning Board of Appeals. The Zoning Board of Appeals, in arriving at a decision on such matters, shall apply the following standards:

- (A) Boundaries indicated as approximately following roads or highways shall be construed as following the right-of-way center lines of said roads or highways.
- (B) Boundaries indicated as approximately following section lines, quarter-section lines, quarter-quarter section lines, or lot lines shall be construed as following such lines.
- (C) Boundaries indicated as approximately following Township boundary lines shall be construed as following such boundary lines.
- (D) Boundaries indicated as approximately following railroad lines shall be considered midway between the main tracks.
- (E) Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as parallel thereto and at such distance as indicated on the Official Zoning Map. If no distance is given, such dimension shall be determined by using the scale shown on the Official Zoning Map.
- (F) Boundaries following the shoreline of a stream, lake, or other body of water shall be

construed to follow such shorelines, and in the event of a change in the shorelines shall be construed as moving with the actual shorelines; boundaries indicated as approximately following the thread of streams, canals, or other bodies of water shall be construed to follow such threads.

- (G) Where the application of the aforesaid rules leaves reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern.

ARTICLE 4 - ZONING DISTRICTS, USE REGULATIONS AND PRIMARY DIMENSIONAL REQUIREMENTS

4.01 ZONING DISTRICT REGULATIONS

Except as may otherwise be provided in this ordinance, every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of, or addition to an existing use, building, and structure occurring after the effective date of this ordinance shall be subject to all regulations of this ordinance applicable in the zoning district in which such use, building, or structure is located.

4.02 PRINCIPAL USE REGULATIONS

This Article identifies the principal land uses permitted in each of the zoning districts. No land use shall be established on a lot or parcel except in conformance with the use regulations provided herein. In order to minimize potential land use conflicts and advance other purposes as described in Article I, land uses permitted in a particular Zoning District are defined as being a "Use Permitted by Right" or a "Special Land Use" as described hereunder.

- (A) **Uses Permitted by Right:** Uses permitted by right are the primary uses and structures specified for which the district has been established. The Zoning Administrator may approve proposed uses and related structures if all other development standards and requirements contained in this ordinance are met
- (B) **Special Land Uses:** Special land uses are uses and structures generally regarded as reasonably compatible with the uses permitted by right in a zoning district but could also present potential land use conflicts or are otherwise unique in character. According to Article XX, such special uses require special consideration concerning potential impacts on adjacent properties and the Township as a whole.

4.03 ACCESSORY USE REGULATIONS

Accessory uses are incidental to and customarily associated with the principal use of the property, are permitted in all Districts, and shall conform to all applicable standards of this Ordinance.

4.04 RESIDENTIAL R-1 – INTENT

It is the intent of the Residential District R-1 to provide a dedicated space for residential structures, specifically Single-Family Dwellings, and the structures and uses typically associated with a residential area.

(A) **R-1 Use Regulations**

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. Dwellings, Single-Family2. Publicly owned and operated parks and recreational facilities.3. The keeping of animals for home use and enjoyment subject to all applicable requirements of (Section 5.?)4. Adult foster care facilities serving 6 or less individuals.5. Family day-care homes serving 6 or less individuals.6. Churches under 5,000 square feet in area.7. Churches with a building footprint that is less than 5,000 square feet. (Section 5.?)8. Home occupations subject to the requirements of (Section 5.?)9. Accessory buildings and uses customarily incidental to the same.	<ol style="list-style-type: none">1. Bed and Breakfast Establishments.2. Schools.3. The keeping, breeding or training of dogs for monetary gain or for profit, subject to all applicable requirements of Article XX.4. Adult foster care facilities serving more than 6 individuals.5. Family day-care homes serving more than 6 individuals.6. Group day-care homes serving more than 6 individuals.7. Churches 5,000 square feet or greater in area.8. Churches with a building footprint that is 5,000 square feet or more.9. Planned Unit Developments.

4.05 RESIDENTIAL R-2 – INTENT

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

(A) **R-2 Use Regulations**

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted by right in the Residential District R-1.2. Two-family dwellings.3. Schools.4. Farming of all types, subject to the requirements of (Section 5.?)5. Libraries.	<ol style="list-style-type: none">1. All special uses permitted and as regulated in the Residential District R-1.2. Planned Unit Developments.3. Residential Care Facilities, Convalescent or Nursing Homes.

4.06 RESIDENTIAL R-3 – INTENT

It is the intent of the Residential District R-3 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouses, apartments, and other compatible uses.

(A) **R-3 Use Regulations**

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted by right in Residential District R-2.	<ol style="list-style-type: none">2. All special uses permitted and as regulated in the Residential District R-2.3. Multi-family dwellings such as townhouses and apartments.

4.07 COMMERCIAL C – INTENT

The purpose of the Commercial C District is to provide a location for a diversity of small and moderate scale business types and is situated along a regional arterial roadway, M-72, to serve local passers-by traffic and local needs.

(A) C Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted in Residential District R1, R2.2. Restaurants, bakeries, coffee shops, and diners.3. Office buildings and uses such as: accountants, legal services, medical, dental, and physical therapy offices.4. Financial institutions.5. Retail stores and shops; food, drug, variety, dry goods, clothing, music, hardware, equipment, and other similar light retail uses.6. Equipment, tool, and event rental establishments.7. Personal service establishments which perform services on the premises, such as: barber and beauty shops, shoe repairs, business services, printing, publishing, and related trades.8. Places of public assembly, religious, civic, and social facilities not operated for profit and facilities customarily incidental thereto.9. Licensed daycare facilities.10. Assisted living, extended care, and licensed group home facilities.11. Essential service, including public utility buildings with outside storage.	<ol style="list-style-type: none">1. Any permitted use located in a building with a building footprint of 10,000 square feet or more, includes drive-through services, offers live entertainment, or serves alcoholic beverages.2. Retail sales and/or rental of automobiles, watercraft, farming equipment, or recreational equipment, including servicing, repair, and/or storing vehicles.3. Fuel and oil service stations.4. Hotels and motels.5. Dwelling units that are part of a commercial unit, such as second-story "flats" or apartment units.6. Multi-family dwellings.7. Laundry and dry-cleaning establishments.8. Indoor and outdoor recreational facilities (e.g., miniature golf or athletic clubs).9. Production, processing, assembly, manufacturing or packaging of goods or materials. Such facilities may include testing, repair, storage, distribution, and sale of such products.10. Schools licensed or chartered by the State of Michigan and private educational institutions.11. Funeral homes.12. Veterinary clinics, veterinary hospitals, and related kennel facilities.13. Carpentry, plumbing, contracting, and other skilled trades.14. Rental storage building, with the following conditions included in the rental contracts and posted on the premises: Excluding storage of flammable liquids or gases, explosives or toxic materials.15. Places of public assembly, event venues, and social facilities operated for profit.16. Sexually oriented businesses.17. Billboards subject to the standards of Article XX18. Any other use of a retail commercial nature designed primarily to serve the residents of the area and the traveling public.

4.08 VILLAGE DISTRICT V – INTENT

The purpose of the Village District is to maintain and enhance the traditional character of the Village of Williamsburg while allowing it to develop in a manner that follows the historic pattern of rural villages in the Grand Traverse Region.

(B) V Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses allowed in the R1, R2, R3, and C Districts in buildings with a building footprint that is less than 5,000 square feet2. Apartments and offices located above commercial uses in mixed-use buildings with a building footprint that is less than 5,000 square feet.	<ol style="list-style-type: none">1. Permitted Uses allowed in the R1, R2, R3, and C districts in buildings with a building footprint of 5,000 square feet or more.2. Any use in a building which exceeds 5,000 square feet, and any use which includes drive-through services, and any use offering live entertainment.,

4.09 INDUSTRIAL DISTRICT N - INTENT

It is the intent of the Industrial District to provide a dedicated location to accommodate the potential noise, outdoor storage, and increased commercial traffic common to wholesale sales and light manufacturing facilities.

A) N Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted and as regulated within the Commercial, Village, and Residential Districts.2. Wholesale warehouses.3. Storage warehouses.4. Outside storage of earth moving and similar large equipment.5. Billboards, subject to the standards of Section ???	<ol style="list-style-type: none">1. Industry or business, the operation of which uses any product or by-product or other thing which may cause contamination to the water, air, or land of the area unless adequate provision is made for the disposition of such product, by-product or waste which meets the approval of the Planning Commission and shall not be offensive, objectionable, or in any way endanger public health, safety or welfare.2. Junk, scrap metal, or salvage yards.3. Stock yards, slaughterhouses, rendering plants, meat or pelt processing establishments.4. Establishments primarily engaged in heavy industry such as smelters, foundries, heavy industrial stamping operations.5. Any similar business or operation offensive or objectionable to public health, safety, or welfare.6. All special uses permitted within the Commercial, Village, and Residential Districts.

4.10 AGRICULTURAL A-1 – INTENT

The intent of the Agricultural District is to define areas where farming and related activities is the predominant land use.

(A) A-1 Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted and as regulated in Residential District R- 22. Farming of all types, including the construction and maintenance of migrant worker's quarters.3. Golf courses.4. Riding academies and stables, veterinarian hospitals and kennels.5. Roadside stands for the sale of fresh or processed fruits and vegetables, grown or produced on said property.6. Agricultural dumps.7. Private Family Campgrounds	<ol style="list-style-type: none">1. Commercial Campgrounds

4.11 RECREATIONAL RC-1– INTENT

The intent of the RC-1 Recreational District is to define areas where outdoor recreation and low-density residential uses are the predominant land use.

(A) RC-1 Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted and as regulated in Residential District R- 2.2. Bed and breakfast establishments providing tourist/vacation accommodations.3. Private Family Campgrounds4. Riding academies and stables, veterinarian hospitals and kennels5. Hydro-electric plants.6. State-owned conservation lands.	<ol style="list-style-type: none">1. Planned Unit Developments.2. Commercial Campgrounds

4.12 PRIMARY DIMENSIONAL REQUIREMENTS

Table 4-1 contains primary dimensional requirements for each zoning district. These requirements express required spatial relationships between buildings and parcels of land, such as setbacks, lot area, and building height.

TABLE 4-1

Zoning District	Minimum Lot Width (ft.)	Minimum Lot Area (sq. ft.)	Minimum Front Yard (ft.)	Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	Maximum Structure Height (ft.)	Maximum Building Foot Print (%)	Minimum Width: Maximum Depth Ratio	Minimum Dwelling Floor Area (each dwelling)
R-1	100	20,000	30	15	30	35 ⁽¹⁾	-	1:4	700
R-2 Single Family	100	12,000	30	15	30	35 ⁽¹⁾		1:4	700
R-2 Two Family	120	22,000	30	15	30	35 ⁽¹⁾		1:4	700
R-3 Single Family	100	12,000	30	15	30	35 ⁽¹⁾		1:4	700
R-3 Multi-Family	120	11,000 per dwelling unit				35 ⁽¹⁾		1:4	700
A-1	200	40,000	30	15	30	35 ⁽¹⁾		1:4	700
RC-1	300	5 Acres	30	15	30	35 ⁽¹⁾		1:4	700
C-1	100	-	50	10	30	35 ⁽¹⁾	40%		700
N	100	-	50	Total 30%, but not less than 15 ft.		35 ⁽¹⁾	40%		700
MHP	300	17 Acres				35 ⁽¹⁾			700

Notes:

To be continued....

ARTICLE 4 – ZONING DISTRICTS, USE REGULATIONS AND PRIMARY DIMENSIONAL
REQUIREMENTS

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ARTICLE 5 - SUPPLEMENTAL REQUIREMENTS APPLICABLE TO SPECIFIC USES

ARTICLE 6 -

WHITEWATER TOWNSHIP ZONING ORDINANCE

WORKING DRAFT

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ARTICLE 1 - TITLE, PURPOSE, SCOPE

1.01 SHORT TITLE

This Ordinance shall be known and cited as the Whitewater Township Zoning Ordinance. and will be referred to herein as "this Ordinance."

Commented [RM1]: Same as Article 1, Section 1.00

1.02 PURPOSE

The fundamental purpose of this Ordinance is to promote the health, safety, and general welfare of the inhabitants of the Township by:

Commented [RM2]: Same as Article II Section 2.10

- (A) Promoting the orderly development of the Township.
- (B) Encouraging the use of lands and resources of the Township in accordance with their character and adaptability.
- (C) Securing safety from fire and other dangers and providing for safety in traffic, adequacy of parking and reduction in hazards to life and property.
- (D) Facilitating the development of adequate systems of fire protection, education, recreation, water supplies and sanitary facilities.
- (E) Conserving the use of public funds for public improvement and services to conform with the most advantageous use of lands, properties and resources of the Township.
- (F) Protecting fish and wildlife resources, water quality, scenic and aesthetic qualities, historical and recreational values.
- (G) Preventing flood damages due to interference with natural drainage characteristics of rivers and streams.
- (H) Promoting the economic progress of the Township and protecting and enhancing the property values thereof.

1.03 SCOPE

It is not intended by this Ordinance to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of law or ordinance, except as hereinafter specifically repealed, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law, relating to the use of buildings or premises, or with any private restrictions placed upon property by covenant or deed; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises than are imposed or required by such existing provisions of law or ordinance or by such rules, regulations or permits or by such private restrictions, the provisions of this Ordinance shall control.

Commented [RM3]: Same as Article II Section 2.11

1.04 SPLITTING LOTS **WITHIN** A RECORDED SUBDIVISION

No lot, outlot or other parcel of land in a recorded plat shall be further partitioned or divided unless in conformity with the standard of the district in which it exists. The township may permit the partitioning of land into not more than four (4) parts.

Commented [RM4]: Same as Article II, Section 2.12. Except changed the title to read Splitting Lots **Within a Recorded Subdivision**, rather than "Splitting Lots With Recorded Subdivisions"

1.05 RULES OF INTERPRETATION

The following rules are intended to clarify the intent of the standards within this Ordinance. The following shall apply, except when clearly indicated otherwise:

Commented [RM5]: Same as Article II, Section 2.13

- (A) Terms not defined shall be assumed to have the customary meaning assigned them.
- (B) Any interpretation of this Ordinance shall be defined by the Whitewater Township Zoning

Board of Appeals.

- (C) The particular shall control the general.
- (D) The word "shall" is always mandatory and never discretionary. The word "may" is permissive.
- (E) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- (F) Unless the context clearly indicates otherwise, where a regulation involves two (2) or more items, conditions, provisions or events, the terms "and," "or," "either ... or," such conjunction shall be interpreted as follows:
- (G) "And" denotes that all the items, conditions, provisions or events apply in combination.
- (H) "Or" indicates that the items, conditions, provisions or events may apply individually or in any combination.
- (I) "Township" shall refer specifically to "Whitewater Township."
- (J) The term "person" shall mean an individual, firm, corporation, association, partnership, limited liability company or other legal entity, or their agents.

1.06 SEVERABILITY CLAUSE

If any clause, sentence, subsentence, paragraph, section or part of this Ordinance be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect. Impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, subsentence, paragraph, section or part thereof directly involved in the controversy in which said judgment shall have been rendered.

Commented [RM6]: This existing clause is in Article XX, Section 20.10. It is more common to place such general provisions at the beginning of the Zoning Ordinance rather than in the middle.

1.07 REPEAL

All zoning ordinances and amendments, or parts of zoning ordinances inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. The repeal of existing ordinances or parts of ordinances and their amendments does not affect or impair any act done, offense committed or right accrued or acquired, or liability, penalty, forfeiture or punishment incurred prior to the time it was enforced, prosecuted or inflicted.

Commented [RM7]: Article XXIII contains one section regarding the repeal of the prior Interim Zoning Ordinance. A broader repeal clause is needed here in Article 1. Section 23.10 is removed

1.08 EFFECTIVE DATE

This Ordinance and any amendments shall take effect pursuant to Article XX, and Public Act 110 of 2006 as amended and upon passage by Township Board.

Commented [RM8]: Article XXII, Section 22.10 contains the statement that... "This Ordinance shall take immediate effect upon passage by the Township Board." This section is inconsistent with MZEA, and it needs to be corrected. Section 22.10 is to be removed The green text will be a hyperlink later.

ARTICLE 2 - DEFINITIONS

2.01 DEFINITIONS

For the purposes of this ordinance, the following definitions apply.

ACCESSORY BUILDING: A supplemental building or structure located on the same lot as the primary building or where a primary use is being established.

ACCESSORY USE: A use naturally incident to and subordinate to the main use of the land or building.

ADULT FOSTER CARE FACILITIES: A governmental or nongovernmental establishment having as its principal function the receiving of adults for foster care. Subject to Michigan Public Act 218 of 1979 as amended, adult foster care facilities include facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include a nursing home, home for the aged, hospital, hospital for the mentally ill, facility for the developmentally disabled, county infirmary, childcaring institution, an establishment commonly described as an alcohol or substance abuse rehabilitation center, a residential facility for persons released from or assigned to an adult correctional institution, and any other use excluded under Act 218 of 1979 as amended.

AGRICULTURAL COOLING PAD: The area and its related equipment where crops, cherries in particular, are collected, temporarily stored, and rinsed with water to lower the temperature and prepare the crop for transport and processing.

AGRICULTURAL PREMISES: A premises used or occupied for the cultivation of field crops, truck crops, nurseries, orchards, greenhouses, woodlots, pastures, husbandry of livestock, poultry or small animals, or any activities of a similar nature.

AGRICULTURAL STAGING AREA: An area where trucks, transport equipment, harvesting coordination, and assembly and loading of agricultural products takes place related to the logistics of harvesting and transporting agricultural crops.

BED AND BREAKFAST ESTABLISHMENT: A private residential dwelling in which the owner provides overnight accommodations and breakfast to transient guest for compensation.

BED AND BREAKFAST: A single family residential structure that meets all of the following criteria:

- Has 10 or fewer sleeping rooms, including sleeping rooms occupied by the innkeeper, 1 or more of which are available for rent to transient tenants.
- Serves meals at no extra cost to its transient tenants.
- Has a smoke detector in proper working order in each sleeping room and a fire extinguisher in proper working order on each floor.

BILLBOARD: A sign structure generally available for lease or rent, although sometimes owned by the user, intended to support an off-premises business. Commercial Outdoor Advertising and Outdoor Advertising are other terms commonly applied to larger billboards.

BUILDING: A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or property.

Commented [RM9]: New Definition. Adult Foster Care Facilities are allowed in Res Districts – but a definition is missing. The Michigan Zoning Enabling Act (125.3206) requires that AFC homes (a state-licensed residential facility) be treated as a residential use of property for the purposes of zoning and a permitted use in all residential zones.

Commented [RM10]: Use MCL Definition 125.1504b for a B&B

Commented [RM11]: Note – all Signage definitions and regulations must be reviewed pursuant to Reed/Gilbert. This should be done after this Zoning Rewrite.

BUILDING COVERAGE: The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on the lot.

Commented [RM12]: Need a definition for Building Coverage to support Section 12.11. Building Coverage is not the same as building footprint. Building Coverage applies to all buildings on a lot.

BUILDING FOOTPRINT: The area of land occupied by the foundation of a building and does not include appurtenances like decks unless they are on a permanent foundation.

Commented [RM13]: Removed the term "Footprint" (later in the definitions) and replaced it with "Building Footprint." The term "Building Footprint" is used in Table 12.11 currently.

BUILDING HEIGHT: The building height is the vertical distance measured from the finished grade level to the highest point of the roof surface if a flat roof; to the deck of mansard roofs; and to the mean height level between eaves and ridges of gable, hip and gambrel roofs. Where the building may be situated on sloping terrain, this height shall be measured from the highest finished grade at the building wall.

BUFFER STRIP: A strip of land reserved or used for plant material, berms, walls, or fencing to serve as a visual and/or sound barrier between properties, often required between properties in different zoning districts.

CABIN: A simple housing structure providing temporary accommodation for recreational purposes.

CAMPGROUND, COMMERCIAL: A campground owned and operated expressly for the purpose of renting space in the campground on a transient basis for profit to the general public. A campground owned and operated by a non-profit organization for the exclusive temporary use and enjoyment of its members shall also be considered a commercial campground.

CAMPGROUND, PRIVATE FAMILY: Parcels of land owned and operated exclusively for the temporary use and enjoyment of those sharing in the ownership of the parcel, their invited guests and are not for remuneration.

~~**CONDOMINIUM CONVERSION:** Any property or group of properties whose form of ownership is changed to condominium units from another form of ownership.~~

CONDOMINIUM CONVERSION: Any property or group of properties whose form of ownership is changed to condominium units from another form of ownership. A condominium conversion also refers to a condominium project containing condominium units some or all of which were occupied before the filing of a notice of taking reservations under section 71 of the Condominium Act 59 of 1978.

CONDOMINIUM UNIT: That portion of a condominium project or site condominium subdivision which is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. The owner of a "condominium unit" also owns a share of the common elements. The term "condominium unit" shall be equivalent to the term "lot" for purposes of determining compliance of a site condominium subdivision with provisions of this Ordinance pertaining to minimum lot size, minimum lot width, maximum lot coverage, and maximum floor area ratio.

~~**CONDOMINIUM PROJECT:** Means a plan or project consisting of not less than two (2) condominium units if established and approved in conformance with the Condominium Act (Act 59, 1978).~~

CONDOMINIUM PROJECT: A plan or project consisting of not less than two (2) condominium units if established and approved in conformance with the Condominium Act (Public Act 59 of 1978). The term "condominium project" is also defined as being synonymous with term "condominium development" herein.

Commented [RM14]: Definitions for condominium project and conversion were updated in Amendment #86

ARTICLE 2 – DEFINITIONS

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COMMERCIAL PREMISES: A premises used or occupied for transportation, retail sales or service businesses, wholesale sales facilities, apartments, hotels, motels, or commercial recreation.

COMMUNITY IMPACT STATEMENT: An assessment of the developmental, ecological, social, economic and physical impacts of a project on the natural environment and the physical improvements on and surrounding the development site. Information required for compliance with other ordinances shall not be required to be duplicated in the Community Impact Statement.

CORRIDOR OVERLAY PLANNED UNIT DEVELOPMENT (COPUD): A corridor overlay zone which employs the methods and techniques of a planned unit development.

CUL-DE-SAC: A circular vehicular turn-around at the end of a private road or easement.

DEED RESTRICTION: A restriction on a property that is recorded as part of a deed with the County Register of Deeds. A deed restriction is binding on subsequent owners and enforced by the parties to the agreement.

DOMESTIC PETS: Dogs, cats and other animals customarily housed within a dwelling.

DWELLING: Any building or structure or portion thereof legally occupied as the home, residence, or sleeping place of one or more persons.

MULTIPLE FAMILY DWELLING: A building, structure, or portion thereof used or designed as a residence for three (3) or more families living independently of each other and independently doing their own cooking in said building. This definition includes three-family houses, four-family houses and apartments, but does not include trailer camps or mobile home parks.

SINGLE FAMILY DWELLING: A building, structure, or portion thereof containing not more than one dwelling unit designed for residential use and attached to a permanent foundation, except where hereinafter exempt.

TEMPORARY DWELLING: A building, structure, or portion thereof that is intended to be used on a temporary basis, has some of the facilities of a conventional dwelling, and is used in conjunction with the construction of a permanent residence.

TWO FAMILY DWELLING: A building, structure, or portion thereof designed for or occupied exclusively by two families living independently of each other and attached to a permanent foundation, except where hereinafter exempt.

EASEMENT: A grant of one or more of the property rights by a property owner to and/or for use by the public, or another person or entity.

EQUIPMENT: Tangible property, excluding land, buildings, and vehicles, that is used in the operations of a business or completion of a task.

EXISTING BUILDING: A building existing or for which the foundations are in place or upon which there has been substantial work done prior to the effective date of this Ordinance or any amendment thereto.

EXISTING USE: A use of premises or buildings or structures actually in operation, openly, visibly and notoriously prior to the effective date of this Ordinance or any amendment thereto.

ARTICLE 2 – DEFINITIONS

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Farm Market – A farm market is a year-round or seasonal location where transactions and marketing activities between farm market operators and customers take place. A farm market may be a physical structure such as a building or tent, or simply an area where a transaction between a customer and a farmer is made. The farm market does not have to be a physical structure. The farm market must be located on property owned or controlled (e.g., leased) by the producer of the products offered for sale at the market. Fresh products as well as processed products may be sold at the farm market. At least 50 percent of the products offered must be produced on and by the affiliated farm measured by retail floor space during peak production season, or 50 percent of the average gross sales for up to the previous five years or as outlined in a business plan. Processed products will be considered as produced on and by the farm if at least 50 percent of the product's primary or namesake ingredient was produced on and by the farm, such as apples used in apple pie, maple sap in maple syrup, strawberries in strawberry jam, etc.

Commented [RM15]: New Definition was added to replace Farm Stand in A-1. This term is used in the Michigan Commission of Agriculture & Rural Development GAAMPS.

FENCE: A fence is a structure usually constructed from posts that are connected by boards, wire, rails or netting enclosing an area of ground to mark a boundary, control access, prevent escape, or provide a decorative feature.

FENCE, RESIDENTIAL STANDARDS:

- ~~1. Fences shall have the finished side facing outward away from the property in which it is located.~~
- ~~2. No fence shall be erected within the 50-foot setback of any lakes, rivers, streams.~~
- ~~3. Fences shall not exceed a height of 6 feet.~~
- ~~4. Prohibited fences include barbed wire, electric charges, or fences with sharp materials located on top.~~

Deleted: 1.—

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FOOTPRINT: The area of land occupied by the foundation of a building and does not include appurtenances like decks unless they are on a permanent foundation.

Commented [RM16]: It is inappropriate to have zoning requirements in the definitions of a zoning ord. Move requirements to Section. **XX**

Commented [RM17]: Delete the term "footprint" and replace it with the term "Building Footprint."

FLOOR AREA: The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages or space used for off-street parking or loading, breezeways, enclosed and unenclosed porches, elevator or stair bulkheads, and accessory structures.

Commented [RM18]: Added a new definition for Floor Area. Floor Area and Building Footprint are different measurements. Floor area is referenced in Article 12

GREENBELT: An area of grass, trees and other natural vegetation between a structure or parking area and a public thoroughfare.

HAMMERHEAD TURNAROUND: A T-shaped vehicular turnaround at the end of a road or easement.

HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS: Hazardous substances and polluting materials shall mean hazardous chemicals as defined by the Michigan Department of Public Health and the Michigan Department of Labor; flammable and combustible liquids as defined by the Michigan State Police Fire Marshal Division; critical materials, polluting materials and hazardous waste as defined by the Michigan Department of Natural Resources; hazardous substances as defined by the U.S. Environmental Protection Agency, and hazardous materials as defined by the U.S. Department of Transportation.

HIGHWAY: Any public thoroughfare in Whitewater Township, including federal and state roads and highways.

ARTICLE 2 – DEFINITIONS
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HOME OCCUPATIONS: An occupation or business activity located within a residential dwelling or in an accessory building which is clearly subordinate to the principal residential use.

IMPLEMENT: A tool or an instrument used in doing work.

INSTITUTIONAL PREMISES: Shall be interpreted to include such premises or portions thereof upon which is situated a public utility or other publicly owned, operated, or administered facility, any public, private or commercial vocational school, a cultural facility, including a museum, library or auditorium, or a religious or charitable facility.

LAND DIVISION: Creation of a new lot or parcel.

LOT: A parcel of land separated from other parcels of land by description on a recorded plat or by metes-and-bounds description which meets the requirements of this Ordinance, a condominium unit in a site condominium which meets the requirements of this Ordinance, a common area or element in a condominium project, a condominium unit.

CORNER LOT: Any lot having at least two (2) contiguous sides abutting upon one or more streets, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five (135) degrees. A lot abutting a curved street(s) shall be a corner lot if the arc has a radius less than one hundred and fifty (150) feet. Corner lots, for the purpose of setbacks, shall have two front lot lines and two side lot lines.

INTERIOR LOT: A lot which has only one lot line or portion thereof fronting on a street.

LOT AREA: The area of the horizontal plane within the lot lines of a lot, exclusive of the area of any public or private road right-of-way adjoining any portion of the lot. Lot area is also defined as only including land unbroken by any road, street, or thoroughfare.

LOT DEPTH: The average horizontal distance between the front and rear lot lines, measured along the average midpoint between side lot lines.

LOT FRONTAGE: The length of the front lot line.

LOT OF RECORD: A tract of land which is part of a subdivision shown on a plat or map which has been recorded in the Office of the Register of Deeds for Grand Traverse County, Michigan; or a tract of land described by metes-and-bounds which is the subject of a deed or land contract which is likewise recorded in the Office of the Register of Deeds.

LOT WIDTH: ~~The average horizontal distance between the side lot lines measured perpendicular to the average depth, especially on irregularly shaped lots.~~

LOT WIDTH: The horizontal distance between side lot lines measured at the required front setback.

NONCONFORMING LOT: A lot of record which does not meet the requirements of this Ordinance.

THROUGH LOT (also called a double frontage lot): An interior lot having frontage on two (2) more or less parallel streets.

LOT LINES: The property lines bounding a lot or parcel.

FRONT LOT LINE: The line separating a lot from any street right-of-way, private road or other access easement. In the case of a waterfront lot, the line which fronts on a navigable

Commented [RM19]: *New Definition. Presently, there is no definition of how lot area is computed. Also added the provision for lot area as not including land that is broken by roads here (now appears in 12.11)*

Deleted: a lake or

Deleted: inclusive of land that is

Deleted: throughfare

Commented [RM20]: This definition conflicts with the description of lot width contained in Section 12.11.

Replace with New Definition. The reason for measuring at the setback line is to account for cul-de-sacs or similar road geography.

ARTICLE 2 – DEFINITIONS

Page 2-5

waterway shall be a front lot line. Corner lots, for the purpose of setbacks, shall have two front lot lines and two side lot lines.

REAR LOT LINE: The line opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot or parcel, an imaginary line ten (10) feet in length entirely within the lot or parcel, parallel to and at a maximum distance from the front line.

SIDE LOT LINE: Any lot line other than a front or rear lot line.

ZERO LOT LINE: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on or adjacent to a lot line.

MANAGED VEGETATIVE STRIP: A natural vegetative area extending along both sides of rivers, streams or watercourses, containing native trees, shrubs and other vegetation and natural materials. The purpose of the managed vegetative strip is to stabilize the river banks, prevent erosion, absorb nutrients in water runoff from adjacent lands, provide shading for the stream to maintain cool water temperatures, and screening of adjacent man-made structures.

MANUFACTURED HOME: A dwelling unit constructed primarily within a factory in modules or components, which are then transported to a site where they are assembled on a permanent foundation to form a dwelling, and meet all codes and regulations applicable to conventional home construction.

MASTER DEED: The document recorded as part of a site condominium subdivision to which are attached as exhibits, and incorporated by reference, the approved bylaws for the site condominium subdivision and the site condominium subdivision plan.

MOBILE HOME: A structure, with a title issued by the State of Michigan, that is approved by the U.S. Department of Housing and Urban Development (HUD), and can be moved in one (1) or more sections, which is built on a chassis and designed as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, and electrical systems. "Mobile home" does not include a recreational vehicle or recreational trailer but shall include HUD housing.

~~**MOBILE HOME CONDOMINIUM PROJECT:** A condominium project in which mobile homes are located upon separate sites which constitute individual condominium units.~~

MOBILE HOME OR MANUFACTURED HOME CONDOMINIUM PROJECT: A condominium project in which mobile homes or manufactured homes are located upon separate sites which constitute individual condominium units.

MOBILE HOME PARK, TRAILER COACH PARK, OR PARK: Any parcel or tract of land under the control of any person, upon which three (3) or more occupied trailer coaches are harbored on a continual basis, or which is offered to the public for that purpose, regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment or facility used or intended for use incident to the harboring or occupancy of trailer coaches; except as provided by Section 91, Public Act 172 of 1970.

MOBILE HOME SUBDIVISION: A subdivision approved under the Land Division Act (Public Act 288 of 1967), as amended, which by deed restriction has been designated solely for occupancy by mobile homes, HUD, or similar housing.

MODULAR HOUSING UNIT: See Manufactured Home.

NATURAL FEATURES: Natural features shall include soils, wetlands, floodplain, water bodies,

Commented [RM21]: Definitions for Mobile Home Condominium Project were updated in Amendment #86

ARTICLE 2 – DEFINITIONS

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sand dunes, topography, vegetative cover and geologic formations.

NONCONFORMING USE: A use which lawfully occupied a structure or site prior to the effective date of this Ordinance or any amendment thereto, and which does not conform with the current use regulations of the district in which it is located.

NONCONFORMING STRUCTURE: A structure lawfully existing prior to the effective date of this Ordinance or any amendment thereto, which does not meet the current zoning ordinance standards for building size or location on a lot for its use and district.

NUISANCE: An offensive, annoying, unpleasant, or obnoxious thing or practice, especially when constant or repetitive. A condition which is perceivable and extends its effect upon neighbors across property lines by the generation of excessive noise, odors, trash, abnormal traffic, congregation of people (particularly at night), or other similar conditions.

ORDINARY HIGH-WATER MARK: The point on the bank or shore up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristic.

Commented [RM22]: High Water should be hyphenated.

OUTDOOR DISPLAY AREA: A designated outdoor area used for the display of merchandise visible to the public.

OUTDOOR DISPLAY AREA: An outdoor arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product, or service.

Commented [RM23]: Improve definition of Outdoor Display Area

OUTDOOR INVENTORY AREA: A designated outdoor area designed to allow for storage of excess inventory in a manner not visible to the public.

OUTDOOR SALES AREA: The display and sale of products and services outside of a building or structure, including vehicles, garden supplies, gas, motor oil, food and beverages, boats and aircraft, farm equipment, motor homes, burial monuments, building and landscape materials, and similar materials or items.

Commented [RM24]: Add definition of Outdoor Sales Areas. Outdoor sales, display, and Inventory areas could all be different things

PARCEL: A lot described by metes and bounds or described in a recorded plat.

PLANNED UNIT DEVELOPMENT (PUD): A piece of property developed as a separate neighborhood or community unit. This form of development is based on an approved site plan and allows flexibility of design not available under normal zoning district requirements. The plan may contain a mixture of housing types, open spaces, and other various land uses.

PLAT: A map of a subdivision of land.

PLOT PLAN: The documents and drawings normally consisting of a drawing of the subject lot or parcel of land together with an outline drawing of the proposed structure(s) or modification(s), including all porches, extensions and roof overhangs, showing the principal dimensions of the structure(s) and all setback distances measured perpendicular to all lot lines. The documents and drawings shall bear the name, address and telephone number of the landowner and applicant, and the date of the application.

PREMISES: A unit of contiguous real property under common ownership.

PRIMARY or PRINCIPAL BUILDING: A building which houses the main or principal use of the lot on which it is located. All other buildings are accessory structures.

ARTICLE 2 – DEFINITIONS

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PRIMARY OR PRINCIPAL USE: The main use to which the lot or premises are devoted. For example, the main use of a single-family home is residential, and the main use of a retail store is commercial.

RECREATIONAL PREMISES: A premises used or occupied for recreational purposes, including parks, play areas, indoor or outdoor swimming pools, bathing beaches, boating and fishing areas, winter recreational areas, nature study areas, community halls and fairgrounds.

RECREATIONAL UNIT: A vehicular structure, primarily designed as temporary living quarters for recreational camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered. Recreational units shall include travel trailers, camping trailers, motor homes, truck campers, slide-in campers and chassis-mounted dwellings.

SIGN: Any words, lettering, figures, numerals, phrases, sentences, emblems, devices, designs, trademarks, or combination thereof, by which anything is made known, such as the designation of an event, a firm, a profession, a business or product, which are visible from any street or road and used as an outdoor display.

SIGN STRUCTURE: A permanent physical structure on a fixed footing, foundation, column or base designed or used for the support and/or illumination of a sign.

SITE CONDOMINIUM SUBDIVISION: A division of land on the basis of condominium ownership, which is not subject to the provisions of the Subdivision Control Act, Public Act 288 of 1967, as amended, but is subject to the requirements of the Condominium Act, Public Act 59 of 1978, as amended.

SITE CONDOMINIUM SUBDIVISION PLAN: The drawings attached to the master deed for a site condominium subdivision which describes the size, location, area, horizontal and vertical boundaries and volume of each condominium unit contained in the site condominium subdivision, as well as the nature, location and size of common elements.

SITE PLAN: A plan drawn to scale showing proposed uses and structures for a parcel of land, including any details necessary to illustrate the final proposed use. A site plan may include elements such as the location of lot lines, the location of buildings, open spaces, parking, landscaping, and utility lines.

SPECIAL USES: Special uses are those uses which are not essentially incompatible with the uses permitted in a zoning district but require individual review and standards to avoid conflict with adjacent uses of land.

SPECIAL USE PERMIT: A permit issued by the Planning Commission following a public hearing which allows a specific activity in and on a property with additional specified requirements or provisions.

STRUCTURE: A structure is any production or piece of material artificially built up or composed of parts joined together in some definite manner; any construction, including dwellings, garages, building, mobile homes, signs and sign boards, tower, poles, antennae, stand pipes or other like objects, but not including fences.

VARIANCE: A variance is a modification of the literal provisions of the Zoning Ordinance granted by the Zoning Board of Appeals under qualifying circumstances.

VEHICLE: A device or structure for transporting persons or things; a conveyance.

YARD: The space surrounding a structure.

Commented [RM25]: Note – all Signage definitions and regulations will need to be reviewed pursuant to Reed v. Gilbert

ARTICLE 2 – DEFINITIONS

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FRONT YARD: The space extending across the full width of the lot between the front of the principal building and the front lot line.

REAR YARD: The space extending across the full width of the lot between the back of the principal building and the rear lot line.

SIDE YARD: The space between a principal building and side lot line, extending from the front yard to the rear yard.

ZONING ADMINISTRATOR (ZA): The officer and/or his duly appointed deputies, agents, employees and inspectors charged with the administration and enforcement of this Ordinance.

ARTICLE 3 - ZONING MAP AND DISTRICTS

3.01 ZONING DISTRICTS ESTABLISHED

For the purpose of this Ordinance, Whitewater Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names, and shall have boundaries as delineated on the Official Zoning Map.

R-1 Residential
R-2 Residential
R-3 Residential
RC- Recreational
A-1 Agricultural
C-1 Commercial
N- Industrial
V – Village
COPUD Corridor Overlay PUD
PUD Planned Unit Development
MHP Manufactured Home Park

Commented [RM26]: This is a new Article created to define zoning Districts in Whitewater Township. It recognizes and defines an official zoning map depicting zoning districts' boundaries. It also provides rules for the interpretation of the map. The Zoning Map is made a part of this ordinance. Existing legal descriptions provided later have been removed so that there is only one source of information concerning the limits of zoning districts.

3.02 ZONING MAP

The boundaries of the zoning districts are defined and established on the Official Zoning Map of Whitewater Township which is a part of this Ordinance. This map is identified by the signature of the township supervisor, attested to by the township clerk, and bearing the statement that this is the "Official Zoning Map of Whitewater Township" with an effective date. If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map and include the dates of any amendments made thereon.

Commented [RM27]: New Section establishing the Zoning Districts as illustrated on the zoning map used by Whitewater Township.

3.03 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where, due to the scale, lack of details, or illegibility of the Official Zoning Map, there is uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, to the Zoning Board of Appeals. The Zoning Board of Appeals, in arriving at a decision on such matters, shall apply the following standards:

Commented [RM28]: This new language directly connects the written Zoning Ordinance with the Official Zoning Map.

- (A) Boundaries indicated as approximately following roads or highways shall be construed as following the right-of-way center lines of said roads or highways.
- (B) Boundaries indicated as approximately following section lines, quarter-section lines, quarter-quarter section lines, or lot lines shall be construed as following such lines.
- (C) Boundaries indicated as approximately following Township boundary lines shall be construed as following such boundary lines.
- (D) Boundaries indicated as approximately following railroad lines shall be considered midway between the main tracks.
- (E) Boundaries indicated as approximately parallel to the center lines of streets or highways shall be construed as parallel thereto and at such distance as indicated on the Official Zoning Map. If no distance is given, such dimension shall be determined by using the scale shown on the Official Zoning Map.
- (F) Boundaries following the shoreline of a stream, lake, or other body of water shall be

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Deleted: quarter section

Deleted: being parallel thereto and at such distance there from ...

construed to follow such shorelines, and in the event of a change in the shorelines shall be construed as moving with the actual shorelines; boundaries indicated as approximately following the thread of streams, canals, or other bodies of water shall be construed to follow such threads.

- (G) Where the application of the aforesaid rules leaves reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern.

Commented [RM29]: *New section that addresses interpretation of zoning district boundaries.*

ARTICLE 4 - ZONING DISTRICTS, USE REGULATIONS AND PRIMARY DIMENSIONAL REQUIREMENTS

Deleted: ZONING DISTRICTS

Commented [RM30]: This Chapter will reorganize Articles V- XXXII into a single, more easily read Article. It contains existing permitted and special uses and existing dimensional requirements.

4.01 ZONING DISTRICT REGULATIONS

Except as may otherwise be provided in this ordinance, every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of, or addition to an existing use, building, and structure occurring after the effective date of this ordinance shall be subject to all regulations of this ordinance applicable in the zoning district in which such use, building, or structure is located.

4.02 PRINCIPAL USE REGULATIONS

This Article identifies the principal land uses permitted in each of the zoning districts. No land use shall be established on a lot or parcel except in conformance with the use regulations provided herein. In order to minimize potential land use conflicts and advance other purposes as described in Article I, land uses permitted in a particular Zoning District are defined as being a "Use Permitted by Right" or a "Special Land Use" as described hereunder.

- (A) **Uses Permitted by Right:** Uses permitted by right are the primary uses and structures specified for which the district has been established. The Zoning Administrator may approve proposed uses and related structures if all other development standards and requirements contained in this ordinance are met
- (B) **Special Land Uses:** Special land uses are uses and structures generally regarded as reasonably compatible with the uses permitted by right in a zoning district but could also present potential land use conflicts or are otherwise unique in character. According to Article XX, such special uses require special consideration concerning potential impacts on adjacent properties and the Township as a whole.

4.03 ACCESSORY USE REGULATIONS

Accessory uses are incidental to and customarily associated with the principal use of the property, are permitted in all Districts, and shall conform to all applicable standards of this Ordinance.

4.04 RESIDENTIAL R-1 – INTENT

It is the intent of the Residential District R-1 to provide a dedicated space for residential structures, specifically Single-Family Dwellings, and the structures and uses typically associated with a residential area.

Commented [RM31]: Same as 6.01

Deleted: ARTICLE 21 - DEFINITIONS¶
Page 4-1 ¶

(A) R-1 Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. Dwellings, Single-Family2. Publicly owned and operated parks and recreational facilities.3. The keeping of animals for home use and enjoyment subject to all applicable requirements of (Section 5.2)4. Adult foster care facilities serving 6 or less individuals.5. Family day-care homes serving 6 or less individuals.6. Churches under 5,000 square feet in area.7. Churches with a building footprint that is less than 5,000 square feet. (Section 5.?)8. Home occupations subject to the requirements of (Section 5.2)9. Accessory buildings and uses customarily incidental to the same.	<ol style="list-style-type: none">1. Bed and Breakfast Establishments.2. Schools.3. The keeping, breeding or training of dogs for monetary gain or for profit, subject to all applicable requirements of Article XX.4. Adult foster care facilities serving more than 6 individuals.5. Family day-care homes serving more than 6 individuals.6. Group day-care homes serving more than 6 individuals.7. Churches 5,000 square feet or greater in area.8. Churches with a building footprint that is 5,000 square feet or more.9. Planned Unit Developments.

Commented [RM32]: Same as 6.10 and 6.11

Note that existing provisions 6.12 and 6.13 are largely redundant with other sections and are removed.

All development standards are moved to the DIMENSIONAL REQUIREMENTS TABLE.

Also, note changes to Church sizes to reflect a better definition of building size. The building footprint is now a defined term

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Deleted: Supplementary provisions

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4.05 RESIDENTIAL R-2 – INTENT

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

(A) R-2 Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted by right in the Residential District R-1.2. Two-family dwellings.3. Schools.4. Farming of all types, subject to the requirements of (Section 5.?)5. Libraries.	<ol style="list-style-type: none">1. All special uses permitted and as regulated in the Residential District R-1.2. Planned Unit Developments.3. Residential Care Facilities, Convalescent or Nursing Homes.

Commented [RM33]: Same as 7.01

Commented [RM34]: Same as 7.10, 7.11

7.12 is not needed

All development standards are moved to the DIMENSIONAL REQUIREMENTS TABLE.

Deleted: Article 37, Supplementary Provisions. ¶

4.06 RESIDENTIAL R-3 – INTENT

It is the intent of the Residential District R-3 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouses, apartments, and other compatible uses.

(A) R-3 Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted by right in Residential District R-2.	<ol style="list-style-type: none">2. All special uses permitted and as regulated in the Residential District R-2.3. Multi-family dwellings such as townhouses and apartments.

Commented [RM35]: Same as 7.51

Deleted: townhouse

Commented [RM36]: Same as 7.60 and 7.61

Note there is a conflict between Muni-code Document and printed version of the ZO. Muni-code does not list uses permitted by right.

Also note that the R-3 is created for multi-family dwellings, but only allows them as Special Uses.

7.62 and 7.63 are largely redundant with other sections and are removed.

All development standards are moved to the DIMENSIONAL REQUIREMENTS TABLE.

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ARTICLE 21 - DEFINITIONS¶
Page 4-2 ¶

4.07 COMMERCIAL C – INTENT

The purpose of the Commercial C District is to provide a location for a diversity of small and moderate scale business types and is situated along a regional arterial roadway, M-72, to serve local passers-by traffic and local needs.

(A) C Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted in Residential District R1, R2.2. Restaurants, bakeries, coffee shops, and diners.3. Office buildings and uses such as: accountants, legal services, medical, dental, and physical therapy offices.4. Financial institutions.5. Retail stores and shops; food, drug, variety, dry goods, clothing, music, hardware, equipment, and other similar light retail uses.6. Equipment, tool, and event rental establishments.7. Personal service establishments which perform services on the premises, such as: barber and beauty shops, shoe repairs, business services, printing, publishing, and related trades.8. Places of public assembly, religious, civic, and social facilities not operated for profit and facilities customarily incidental thereto.9. Licensed daycare facilities.10. Assisted living, extended care, and licensed group home facilities.11. Essential service, including public utility buildings with outside storage.	<ol style="list-style-type: none">1. Any permitted use located in a building with a building footprint of 10,000 square feet or more, includes drive-through services, offers live entertainment, or serves alcoholic beverages.2. Retail sales and/or rental of automobiles, watercraft, farming equipment, or recreational equipment, including servicing, repair, and/or storing vehicles.3. Fuel and oil service stations.4. Hotels and motels.5. Dwelling units that are part of a commercial unit, such as second-story "flats" or apartment units.6. Multi-family dwellings.7. Laundry and dry-cleaning establishments.8. Indoor and outdoor recreational facilities (e.g., miniature golf or athletic clubs).9. Production, processing, assembly, manufacturing or packaging of goods or materials. Such facilities may include testing, repair, storage, distribution, and sale of such products.10. Schools licensed or chartered by the State of Michigan and private educational institutions.11. Funeral homes.12. Veterinary clinics, veterinary hospitals, and related kennel facilities.13. Carpentry, plumbing, contracting, and other skilled trades.14. Rental storage building, with the following conditions included in the rental contracts and posted on the premises: Excluding storage of flammable liquids or gases, explosives or toxic materials.15. Places of public assembly, event venues, and social facilities operated for profit.16. Sexually oriented businesses.17. Billboards subject to the standards of Article 4-3.18. Any other use of a retail commercial nature designed primarily to serve the residents of the area and the traveling public.

Commented [RM37]: All development standards are moved to the DIMENSIONAL REQUIREMENTS TABLE.

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Deleted: that exceeds 10,000 square feet, includes

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ARTICLE 21 - DEFINITIONS¶
Page 4-3 ¶

4.08 VILLAGE DISTRICT V – INTENT

The purpose of the Village District is to maintain and enhance the traditional character of the Village of Williamsburg while allowing it to develop in a manner that follows the historic pattern of rural villages in the Grand Traverse Region.

(B) V Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses allowed in the R1, R2, R3, and C Districts in buildings with a building footprint that is less than 5,000 square feet.2. Apartments and offices located above commercial uses in mixed-use buildings with a building footprint that is less than 5,000 square feet.	<ol style="list-style-type: none">1. Permitted Uses allowed in the R1, R2, R3, and C districts in buildings with a building footprint of 5,000 square feet or more.2. Any use in a building which exceeds 5,000 square feet, and any use which includes drive-through services, and any use offering live entertainment.

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Commented [RM38]:

Commented [RM39]: Section 8.52 (A- I) was removed as it is largely redundant. And is removed.

Also, note that requirements in 8.62 and 8.63 are moved to table.

All development standards are moved to the DIMENSIONAL REQUIREMENTS TABLE.

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(A)

Deleted: that exceed 5,000 square feet.

Commented [RM40]: Changed from "in buildings not exceeding 5,000 square feet"

Commented [RM41]: Added this Language to be consistent with other sections

Deleted: All uses allowed in the R1, R2, R3, and C Districts in buildings not exceeding 5,000 square feet.¶
Apartments and offices located above commercial uses in mixed-use buildings.

Commented [RM43]: All development standards 9.02 & 9.12, 9.13 are moved to the DIMENSIONAL REQUIREMENTS TABLE.

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4.09 INDUSTRIAL DISTRICT N - INTENT

It is the intent of the Industrial District to provide a dedicated location to accommodate the potential noise, outdoor storage, and increased commercial traffic common to wholesale sales and light manufacturing facilities.

A) N Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted and as regulated within the Commercial, Village, and Residential Districts.2. Wholesale warehouses.3. Storage warehouses.4. Outside storage of earth moving and similar large equipment.5. Billboards, subject to the standards of Section 9.13.	<ol style="list-style-type: none">1. Industry or business, the operation of which uses any product or by-product or other thing which may cause contamination to the water, air, or land of the area unless adequate provision is made for the disposition of such product, by-product or waste which meets the approval of the Planning Commission and shall not be offensive, objectionable, or in any way endanger public health, safety or welfare.2. Junk, scrap metal, or salvage yards.3. Stock yards, slaughterhouses, rendering plants, meat or pelt processing establishments.4. Establishments primarily engaged in heavy industry such as smelters, foundries, heavy industrial stamping operations.5. Any similar business or operation offensive or objectionable to public health, safety, or welfare.6. All special uses permitted within the Commercial, Village, and Residential Districts.

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Commented [RM44]: Note – There does not appear to be an existing language of Intent for the Agricultural District. Language provided is general to be refined after the Master Plan is done

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ARTICLE 21 - DEFINITIONS¶
Page 4-4 ¶

4.10 AGRICULTURAL A-1 – INTENT

The intent of the Agricultural District is to define areas where farming and related activities is the predominant land use.

(A) ~~A-1~~ Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted and as regulated in Residential District R- 22. Farming of all types, including the construction and maintenance of migrant worker's quarters.3. Golf courses.4. Riding academies and stables, veterinarian hospitals and kennels.5. Roadside stands for the sale of fresh or processed fruits and vegetables, grown or produced on said property.5. <u>Farm Market</u>6. Agricultural dumps.7. Private Family Campgrounds	<ol style="list-style-type: none">1. Commercial Campgrounds

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Commented [RM45]: Use the Term Farm Market – not roadside stands. See new definition of a Farm Market.

4.11 RECREATIONAL RC-1– INTENT

The intent of the RC-1 Recreational District is to define areas where outdoor recreation and low-density residential uses are the predominant land use.

Commented [RM46]: Note – There does not appear to be an existing language of Intent for the RC-1 District. The language provided is should be refined after the Master Plan is done.

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(A) ~~RC-1~~ Use Regulations

Uses Permitted by Right	Uses Permitted by Special Use Permit
<ol style="list-style-type: none">1. All uses permitted and as regulated in Residential District R- 2.2. Bed and breakfast establishments providing tourist/vacation accommodations.3. Private Family Campgrounds4. Riding academies and stables, veterinarian hospitals and kennels5. Hydro-electric plants.6. State-owned conservation lands.	<ol style="list-style-type: none">1. Planned Unit Developments.2. Commercial Campgrounds

4.12 PRIMARY DIMENSIONAL REQUIREMENTS

Table 4-1 contains primary dimensional requirements for each zoning district. These requirements express required spatial relationships between buildings and parcels of land, such as setbacks, lot area, and building height.

Commented [RM47]: This table is the same as 12.11 except that the last column, titled "land use regulated in Setbacks (see applicable zone regulations) is unclear. Under this heading are the words "yes." It is not clear what this means, so it was removed. Other special setbacks will be included in the next Chapter and linked to a particular land use/.

Added Minimum Dwelling Size to Chart (12.10 A) and rely on new definition for floor area.

Section 21.10

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ARTICLE 21 - DEFINITIONS¶
Page 4-5 ¶

ARTICLE 4 – ZONING DISTRICTS, USE REGULATIONS AND PRIMARY DIMENSIONAL REQUIREMENTS

Page 4-5

TABLE 4-1

Zoning District	Minimum Lot Width (ft.)	Minimum Lot Area (sq. ft.)	Minimum Front Yard (ft.)	Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	Maximum Structure Height (ft.)	Maximum Building Foot Print (%)	Minimum Width: Maximum Depth Ratio	Minimum Dwelling Floor Area (each dwelling)
R-1	100	20,000	30	15	30	35 ⁽¹⁾	-	1:4	700
R-2 Single Family	100	12,000	30	15	30	35 ⁽¹⁾		1:4	700
R-2 Two Family	120	22,000	30	15	30	35 ⁽¹⁾		1:4	700
R-3 Single Family	100	12,000	30	15	30	35 ⁽¹⁾		1:4	700
R-3 Multi-Family	120	11,000 per dwelling unit				35 ⁽¹⁾		1:4	700
A-1	200	40,000	30	15	30	35 ⁽¹⁾		1:4	700
RC-1	300	5 Acres	30	15	30	35 ⁽¹⁾		1:4	700
C-1	100	-	50	10	30	35 ⁽¹⁾	40%		700
V	?	?	?	?	?	?	?	?	
N	100	-	50	Total 30% but not less than 15 ft.		35 ⁽¹⁾	40%		700
MHP	300	17 Acres				35 ⁽¹⁾			700

Notes:

To be continued.

ARTICLE 4 – ZONING DISTRICTS, USE REGULATIONS AND PRIMARY DIMENSIONAL REQUIREMENTS

Page 4-6

Commented [RM48]: The existing chart (12.11) contains no standards for the Village Zoning District. Therefore, it is unclear what the standards for minimum lot width, setbacks, height, etc. are

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Commented [RM49]: ADD VILLAGE DISTRICT HERE?

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ARTICLE 21 - DEFINITIONS¶

Master Plan Survey Results

Final Report

June, 2023

Whitewater Township Master Plan Community Survey

Whitewater Township is beginning the job of updating its Master Plan. A Master Plan describes the history, current state, and future vision for our community. It is a road map that guides decisions and proposes action steps for growth and development in ways desired by residents. The Whitewater Township Planning Commission is leading this process which includes substantial opportunities for voices to be heard on a range of issues. The first opportunity is this community survey. Please take a few moments to consider the questions and provide your thoughts and opinions. Please also look for other opportunities to weigh in later this year, as the Master Plan takes shape.

Responses to this survey are requested no later than June 16, 2023. Surveys may be sent to Whitewater Township by mail (Township Hall, 5777 Vinton Road, P.O. Box 100, Williamsburg, MI 49690). You may also use the drop box outside the Township Hall, or you may complete this survey online through a link available at www.whitewatertownship.org. Additional printed surveys for others in your household are also available by calling Whitewater Township at 231-267-5141, extension 22. Your input is valued, appreciated, and confidential. Thank you.

Question Group 1 A Little About You

1. What Age Group Do You Fall Into?

- ☐ Under 18
☐ 18 - 25
☐ 26 - 34

- ☐ 35 - 44
☐ 45 - 54
☐ 55 - 64

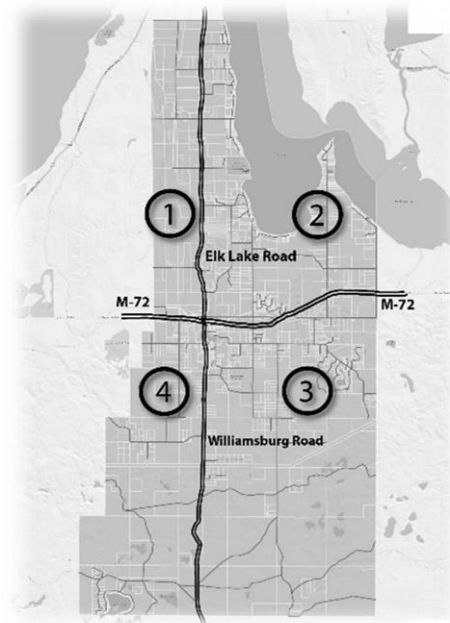
- ☐ 65 - 74
☐ 75 and over

2. Describe your association with Whitewater Township (check all may that apply).

Residency	Property Ownership	Employment
<input type="checkbox"/> Full-time resident	<input type="checkbox"/> Own property	<input type="checkbox"/> I am employed by a business in Whitewater Twp.
<input type="checkbox"/> Seasonal resident	<input type="checkbox"/> Rent property	<input type="checkbox"/> I am employed outside of Whitewater Twp.
<input type="checkbox"/> Property owner, not a resident		<input type="checkbox"/> I am a self-employed resident/business owner.
		<input type="checkbox"/> I am not employed or I am retired.

3. The map to the right shows Whitewater Township divided into quadrants using M-72 and Elk Lake Road/Williamsburg Road as dividers. Please identify which quadrant you live in.

- ☐ 1
☐ 2
☐ 3
☐ 4
☐ N/A



Question Group 2 General Views on Growth and Development

4. Communities often change over time as development occurs. According to each topic below, indicate if you think Whitewater Township has changed for the better or worse in the last 10 years. Circle your choice.

Topic	Rating				
	Worse		Neutral		Better
Quality of Development Occurring	1	2	3	4	5
Rate or Pace of Development Occurring	1	2	3	4	5
Kinds of Development Occurring	1	2	3	4	5
Adequacy of Infrastructure to Support Development (i.e., public water/sewer, other utilities, etc.)	1	2	3	4	5
Traffic	1	2	3	4	5
Other (explain) _____	1	2	3	4	5

5. In terms of the existing pattern of township development, please indicate an area that you think Whitewater Township should address to improve the quality of life. Please indicate **one** area that you feel is **most** important for the Township to address:

- | | |
|--|---|
| <input type="checkbox"/> Property Maintenance | <input type="checkbox"/> Employment Opportunities |
| <input type="checkbox"/> Affordable Housing or Local Housing Options | <input type="checkbox"/> Develop Convenient Bike Trails and Walking Paths |
| <input type="checkbox"/> Retail Options | <input type="checkbox"/> Traffic Congestion/Dangerous Intersections |
| <input type="checkbox"/> Other – Explain _____ | <input type="checkbox"/> None |

Question Group 3 Your View of Rural Character and Agriculture

6. Loss of rural character is sometimes mentioned as a concern when new development is proposed. However, the term “rural character” can be vague. Please indicate **two** of the following landscape elements that you most associate with rural character in Whitewater Township.

- | | |
|---|--|
| <input type="checkbox"/> Open fields | <input type="checkbox"/> Dwellings on very large (20 acres or more) parcels |
| <input type="checkbox"/> Orchards, farm stands, and other agricultural land | <input type="checkbox"/> Farm buildings and related architectural elements |
| <input type="checkbox"/> Woodlots and forests | <input type="checkbox"/> Roadways with limited development on either side |
| <input type="checkbox"/> Views of natural stream and river corridors | <input type="checkbox"/> Lake Views |
| <input type="checkbox"/> Other(explain) _____ | <input type="checkbox"/> Extended views of undeveloped land across the landscape |

7. In your opinion, identify the most scenic view from a public road in all of Whitewater Township. Please be as specific as possible: _____

8. Much of the land North of M-72 in Whitewater Township is zoned Agricultural (A-1). The minimum required parcel size in the A-1 District is 1 acre (43,560 square feet – or about 200' x 217'). In your mind, is this 1-acre minimum parcel size appropriate in the A-1 District?

- | | |
|---|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No, 1 acre is too large |
| <input type="checkbox"/> No, 1 acre is too small. | <input type="checkbox"/> Not Sure |

If you have thoughts about an appropriate minimum parcel size in the A-1 District, please share them here.

9. Much of the land South of M-72 in Whitewater Township is zoned Recreational (RC-1). The minimum required parcel size in the RC-1 District is 5 acres (217,800 square feet – or about 300' x 725'). In your mind, is this 5-acre minimum parcel size appropriate in the RC-1 District?

☐ Yes

☐ No, 5 acres is too large

☐ No, 5 acres is too small.

☐ Not Sure

If you have thoughts about an appropriate minimum parcel size in the RC-1 District, please share them here.

10. Agricultural tourism is a broad category of activities that can include road-side stands, u-pick operations, and other activities incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes. How important do you feel agricultural tourism activity is in Whitewater Township?

☐ Very Important

☐ Slightly Important

☐ Somewhat Important

☐ Not Important

Question Group 4 Commercial Development

11. Portions of the M-72 corridor through Whitewater Township lend themselves to future commercial development and redevelopment. Generally speaking, what qualities should future commercial development exhibit in order to fit within your image of well-planned corridor **(pick up to 2)?**

☐ Limited Numbers of Driveways

☐ Limited Site Lighting

☐ Extensive Landscaping

☐ Mixture Of Uses (Potentially Retail, Services, Office, Residential, Etc.)

☐ Sign Controls (Size, Illumination, Etc.)

☐ Smaller Building Footprints—such as those less than 75,000 sq. ft. (for reference, the Tractor Supply store on M-72 is about 20,000 sq. ft. and the Meijer Store is about 200,000 sq. ft.).

☐ Building Design

☐ None Of the Above

☐ Other (Describe) _____

☐ Other (Describe) _____

12. The Village of Williamsburg (North of M-72) was once a commercial center. While some evidence of this remains today, many buildings were demolished years ago. Today we have a post office, fire station, cemetery, residential uses, and commercial uses. Should redevelopment take place in the years to come, which of the following scenarios would you most like to see?

☐ Encourage redevelopment into a downtown-type setting with small-scale retail, commercial services, restaurants, and upper-floor housing.

☐ Encourage Higher Density Residential Redevelopment (Townhomes or A Format Similar to Millbrook Estates South Of M-72)

☐ Something Else (Explain) _____

Question Group 5 Housing

13. Short-term rentals (i.e., Airbnb and VRBO) of private residential homes occur in some communities, and this activity is particularly popular in Northern Michigan. The term "Short-term rental" typically means the rental of a dwelling unit for less than 30 consecutive days. What are your thoughts about whether short-term rentals should be allowed in Whitewater Township? (Note: A Bed and Breakfast is different from a short-term rental and is permitted as a Special Use in Whitewater Township, and state law could change how a local government may regulate short-term rentals in the future).

☐ Short-term rentals should be prohibited in Whitewater Township.

☐ Short-term rentals should be allowed in Whitewater Township without any local regulation.

- ☐ Whitewater Township should regulate short-term rental activity in some fashion (i.e., licensing mechanism, limits for how many short-term rentals a property owner could operate, limits on how many short-term rentals can be approved in a community, etc.)
- ☐ Not Sure

Question Group 6 Alternative Energy

14. Large solar or wind facilities are not uncommon in Michigan (Neighboring Acme Township approved 50-acre solar farm off M-72). Large solar or wind facilities produce larger amounts of power delivered to the grid and do not include individual systems serving individual properties (i.e., solar panels on rooftops). There are no current plans for an alternative energy facility in Whitewater Township, but what are your thoughts about such a facility in the future?

- ☐ I support alternative energy and believe that the environmental benefits outweigh the impacts on the appearance of the local rural landscape.
- ☐ I support alternative energy, but I also want to see basic approval conditions to minimize impacts on the appearance of the local rural landscape.
- ☐ I do not support alternative energy systems in a township like Whitewater.

Please share any other thoughts you might have on this issue: _____

Question Group 7 General

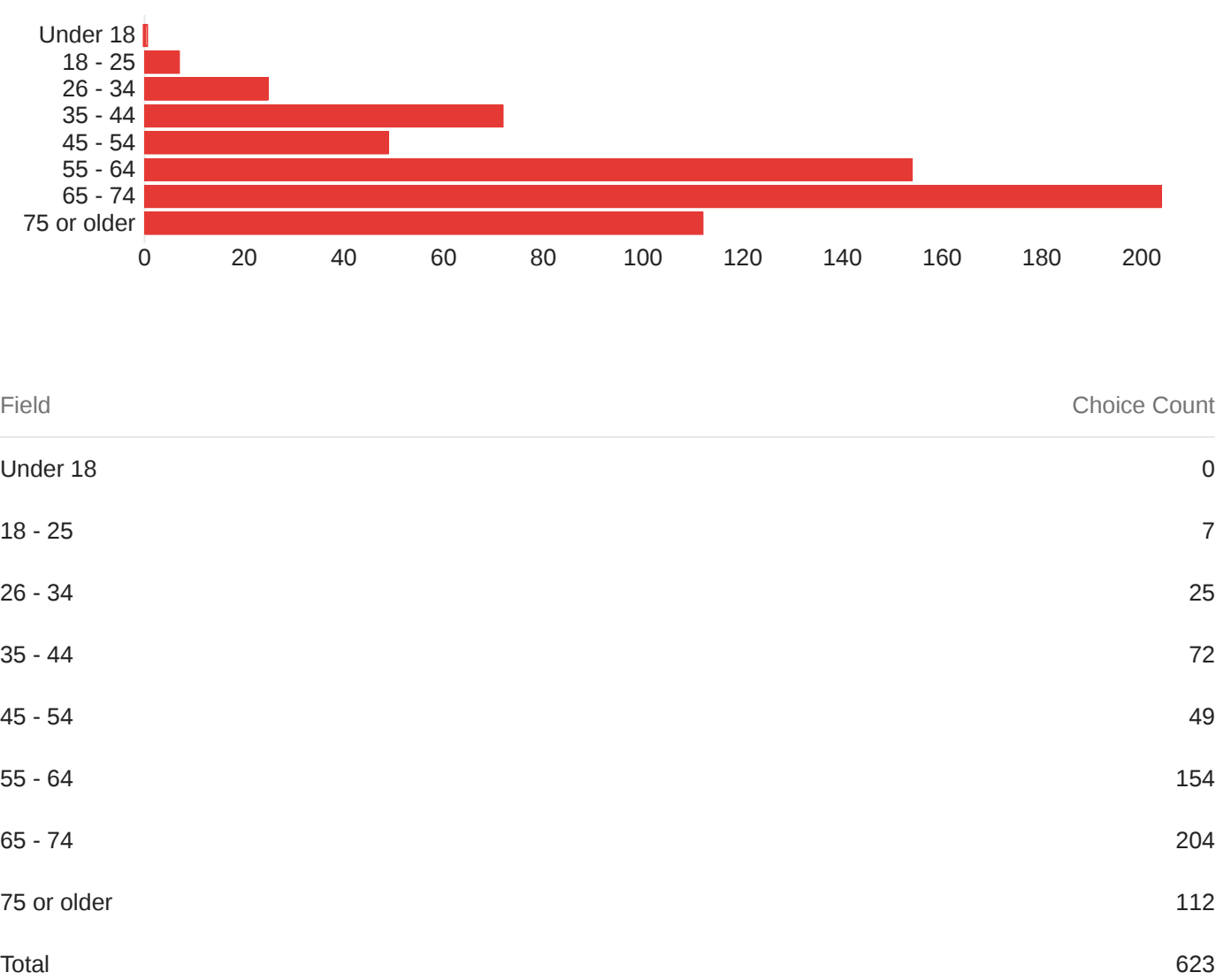
15. How important is it for the Township to develop or improve the following over the next 10 to 20 years? And, do you support paying additional funds for this?

	Very Important	Somewhat Important	Slightly Important	Not Important	Do you support paying additional funds for this?	
					Yes	No
Village Of Williamsburg						
Shoreline And Waterway Protection						
Community Center						
Fire Protection						
Emergency Medical Services						
Zoning Regulations						
New Township Hall						
Web/Televised Township Meetings						
Walking/Bike Paths						
Farmland/Open Space Preservation						
Availability Of Public Water						
Recreational Facilities						
Community Events/Festivals						
Library						
Senior Services						
Park Facilities						
High-Speed Internet						
Public Sewer						

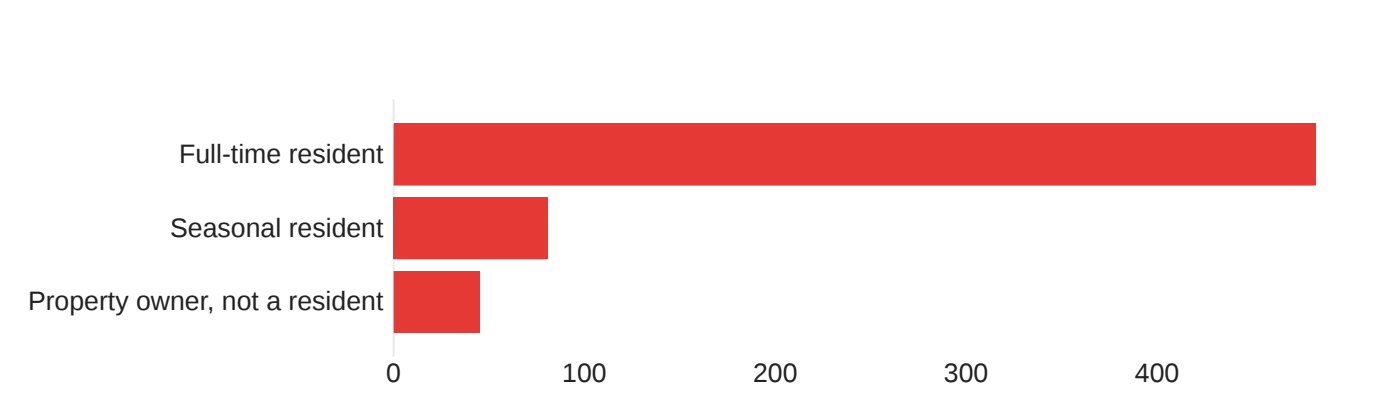
16. What else would you want the Township to know that has not been asked on this survey? Your answer to this question is very important to understanding what residents of Whitewater Township desire.

Please be as specific as possible _____

Q1 - What Age Group Do You Fall Into?



Q2A - Residency



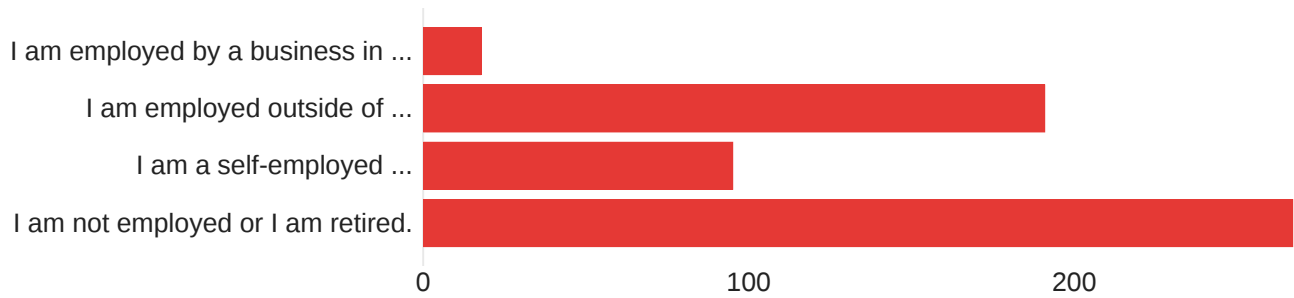
Field	Choice Count
Full-time resident	483
Seasonal resident	81
Property owner, not a resident	45
Total	609

Q2B - Property ownership



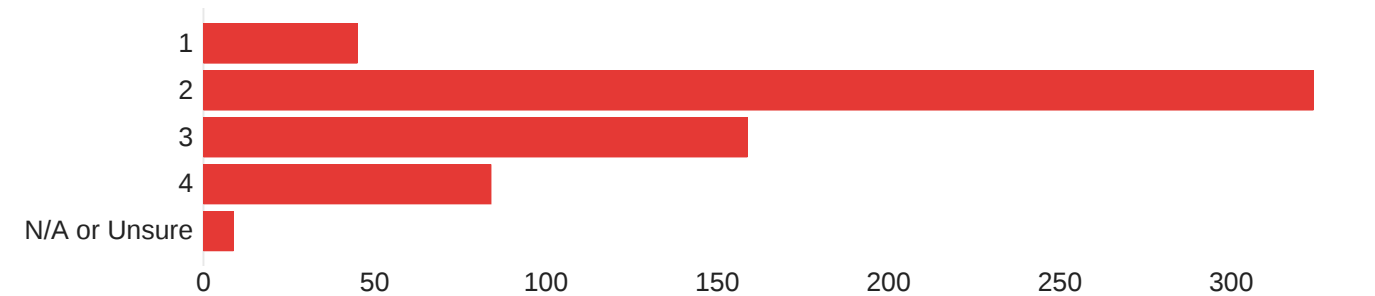
Field	Choice Count
Own property	545
Rent property	15
Total	560

Q2C - Employment



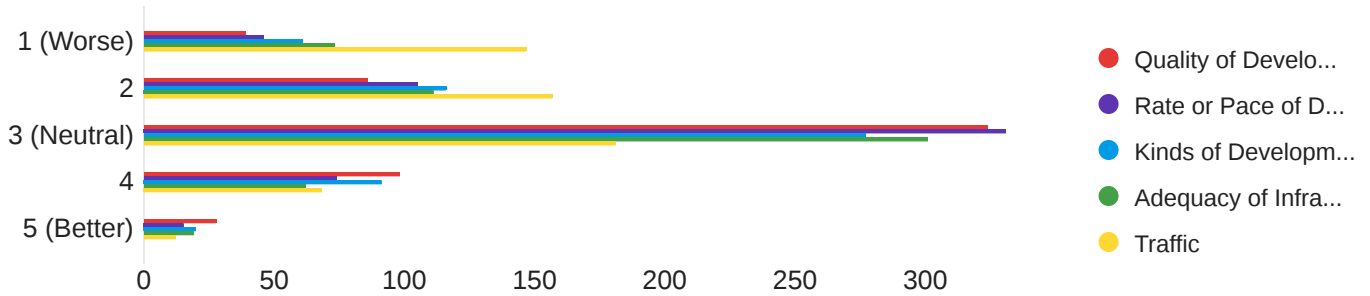
Field	Choice Count
I am employed by a business in Whitewater Township.	18
I am employed outside of Whitewater Township.	191
I am a self-employed resident/business owner.	95
I am not employed or I am retired.	267
Total	571

Q3 - Please identify which quadrant you live in.



Field	Choice Count
1	45
2	324
3	159
4	84
N/A or Unsure	9
Total	621

Q4A - Communities often change over time as development occurs. According to each topic below, indicate if you think Whitewater Township has changed for the better or worse in the last 10 years. Click your choice.



Field	1 (Worse)	2	3 (Neutral)	4	5 (Better)	Total
Quality of Development Occurring	39	86	324	98	28	575
Rate or Pace of Development Occurring	46	105	331	74	15	571
Kinds of Development Occurring	61	116	277	91	20	565
Adequacy of Infrastructure to Support Development (i.e. public water/sewer, other utilities, etc.)	73	111	301	62	19	566
Traffic	147	157	181	68	12	565

Q4B - Are there other aspects of Whitewater's development in the last 10 years that you would like to comment on? Please explain.

Are there other aspects of Whitewater's development in the last 10 years that you would like to comment on? Please explain.

Roads less upkeep

1 - lack of internet

4 - light at M-72 and Williamsburg

Development stagnant

Chose to live here close to rural - non developed quiet nature and wish to keep it that way. No development

The light on 72 was great idea. Broomhead needs a roundabout. Pot holes are terrible - getting to Mill Creek Schools

Traffic light big improvement

Quality of roads other than 72 are horrible. M72 dangerous at Broomhead, Skegemog Point and at western roundabout

1 - policing of speed on roads

1 - logging

Please have Crisp Rd. Paved

2 - need speed limit of 40mph or less on Williamsburg Road posted south of Crisp Rd and north of Old 72

"illegible"

3 - M72 is so busy more roundabouts would help us pull out onto M72

I never wanted to have Meijer or any other like business here, too much development.

Roads seem to be worse

There doesn't seem to be much development at all. How about a restaurant or two

Would like to see improvement to WW township park

5 - safety/convenience. The traffic light at the highway has been a great addition

1 - roads

1 - roads

1 - roads

Restaurants

1 - Road maintenance

1 - private property rights

1 - Township and county needs to fix - resurface Skegemog Point Rd and Cook Rd without special assessments

1- pot shops

Have not been here long enough to comment - there is room for a little more development. Don't want to see too many old farms disappear, too much multiple family duplex - summer rental usage

1 - allowing big homes (large) to be built on lake front property

Local roads are in very poor shape.

Township Board inability to deal with anything in a timely fashion.

seems to be slightly worse than neighboring townships

no central corridor (unable to read second comment)

Broadband internet to local residents

Side roads in poor shape

Need roundabout at Elk Lake Rd. Need additional lights or roundabout at Bates and Broomhead Roads

Roads

love the DNR launch on Baggs - wish it had overflow parking

1 - Skegemog Point Road in atrocious condition. 2 - can't get DTE to supply natural gas

When there is no development quality occurring has no baring same for kinds developing

More sports facilities - pickle ball, trails, open spaces

Concerned about/for options for lower income families

Road maintenance

township board dysfunctional

1 - Roads, too many junk yards

and it's not being handled very good! Too much speeding! and planning commission is not doing their job.

1 - there should be right turn lanes on 72 at Elk Lake Rd light

1 - road maintenance - less "illegible" and grating

Stay out of people's business. Too much govt control

Roads

We are losing large patches of agriculture/or treed areas. Too many houses

All new board members who are transparent and polite to citizens and work the hours they advertise

Haven't been here 10 years

2 - traffic - there's been a huge increase of traffic on Williamsburg Rd

Bicycling, jogging, running and biking on township roads is adversely affected by too much traffic and construction trucks/safety is severely reduced where there is a constant flow of traffic - especially on roads with no shoulder or hazardous shoulder

Roads need improvement and xcess to internet

P.O. area lots like town dump ----- worst community around

road condition lack of fire protection

vision/leadership

Roads and chain of lakes water quality have both deteriorated

Roads i.e., edges of Elk Lake Rd dangerous. More pot hole filling vo rd fixing other roads

Between Elk Rapids, acme, traverse city and kalkaska - Williamsburg doesnt need commercial development

lack of zoning enforcement

The addition of the Stop sign at the Elk Lake Rd and 72 is a great improvement. M72 roundabouts work well also

Old 72 is an eye sore!!! Driving through used to be fine, now it is a disgrace to the township. Clean it up!

(1) Worst if start using the farm land for site condos; (2) Private expensive Golf clubs that exclude the residents - slap in the face to residents; (3) Casino now selling Marijuana

Red, Green, Yellow traffic light at M72 Elk Lake Road

N/A just moved here

Need a larger police presence to deal with speed traffic off road staff

we are new within 2 years

Traffic needs light to control intersections for M 72 that are 2 lane

The Elk Lake Rd/M-72 light was much needed

1 - roadways need attention

I haven't been here long enough to know

3 - stagnant - nothing has changed in the last 10+ years. Downtown Williamsburg looks terrible

1 - infrastructure f.d. is not "illegible" the remodel was a waste of tax payer dollars

1 - needs high speed internet

We need more housing for young families. More affordable

We need more affordable land for young families

Downtown is a disgrace. Pave road for Whitewater Park

1 - Williamsburg Rd has become an expressway, very busy, very noisy, too many semis, too loud

Good job with light at M-72 and Elk Lk Road

1 - Broomhead Road is awful. So much traffic on north end. Can't we pave it?

Have lived here for only 1 year

only lived here a year

1 - road repairs

Skogemog Pointe Rd

internet access

availability of high speed internet

A traffic circle would have been wise instead of a light

M-72 should be 4 lanes from Acme to Kalkaska

1 - personal property rights

We need to facilitate development to encourage growth in the community. We cannot be a community of old people waiting to die.

i am moving out the area because housing is not affordable for me

1 - roads are horribly maintained

Roads continue to get worse every year

1 - restaurants

2 - We want health and safety of residents as a primary focus i.e. no cherry processing that is anti-environmental

No comment....New resident

4 - Township park is nice

We think the slow development in our township is really fine. Love the rural character.

1 - The new hotel downtown

Need to keep to low intensity development consistent with rural character the 5 acre lot requirement

1 - Elk Lake Rd is dangerous too many speeders Carns Rd and many other side roads falling apart

pave dirt roads

Road surface conditions - 1

Roads - 2

1 - Township government (board)

Has been very little development hard to really answer these vague questions

Road conditions particularly shoulders, pavement crumbling away on both sides of roads

1 (Worse) - Other - Township Board

No development for housing in WWT. We need apartments.

Keep this place rural. Everything we need is in TC, Kalkaska or ER.

Keep our area rural

Please be careful of development look at Chums corners

Traffic light on 72 not great for noise/ trucks

Roads need to maintained better - pavement not up to par. Need traffic control at cool/broom head and 72 (roundabout)

I prefer to slow/limit commercial development in order to preserve the rural character of our area.

Have only lived here for two years so it is hard to really say but the traffic light at M72 and Elk Lake Rd is definitely a plus.

Keep large size lots (10 acres or more) in any new development

Things are going to develop and change no matter how much we want to stop it, nothing stays the same, especially living in a treasured area like we do! ... But we CAN control our focus of growth! Love the push to support local growth with farming, agritourism, etc. Something native to our area and to keep things somewhat the same and unique ...

Old m 72 where post office is located. Looks awful with all the garbage and junk.

I'm surprised there hasn't been even more housing development in the past 10 years. The region is growing at a very fast rate and we are twenty minutes from Traverse City. The Township should pursue zoning that encourages the development of smaller and denser housing options (condos, townhouses, apartments, tiny homes).

WE NEED NATURAL GAS HERE !

I think we are way behind as far as encouraging development

A good development next to Island Lake

Road Maintenance - fair to poor.....obvious

Does not seem to be that much new development. If I hear about a new development...usually I hear soon after that a citizen group or individual files a lawsuit to stop it.

We are in support of Short Term rentals. They bring business to our area. STR assist families financially in our area. We have experienced only positive interactions with renters. It is our home therefore it is our business.

"Rate of Development" doesn't ask if you want more or less. We don't have any development to rate. We should.

Affordable housing is a necessity to help support the local business in the area.

Local roads not maintained wells

1) Downtown Williamsburg is an embarrassment. Are there even sidewalks? 2) Zoning regulations are not proactively enforced. 3) I would like to see us moving toward buried electric, better road materials, TART trail expansion, safe bike lanes, and public space included in all new commercial development.

Keep it rural, no party barns, no pot businesses of any kind

We keep promoting bicycles with all these "tours" and races throughout the township but we don't provide a safe shoulder for them. The traffic just keeps getting thicker and we are pushing for more with tourism all the time.

Too many commercial businesses and not enough for family activities. The post office is a disgrace it's too small and the junk sitting around there is embarrassing. M-72 can not handle the track and it takes forever to make a safe left .

Would like downtown Williamsburg cleaned up

We appreciate the light at Elk Lake Road and M72. Roundabouts are good for slowing down traffic on 72.

There is huge McMansions all over the lake instead of a quiet town with reasonable prices. And farm land is disappearing.

too many housing developments - Williamsburg isn't TC and that is why we chose to live here. It's getting far too busy now

I have lived here only 3 years so I do not have the perspective to comment.

I am sure there have been developments, but if you were to ask me of what, I wouldn't be able to list them. The park looks nice. Our "town" looks horrible with junk all over. This should be a priority.

I am very concerned about the general management of the township. There seems to be an arrogance regarding what the officials can do, what they can allow friends to do and ignore complaints and violations of regulations.

I would like to see the township continue to improve planning and zoning practices

One issue is the new development but another important aspect is upkeep and maintenance of existing.

why are cable internet and boat/car repair business allowed on Cram road, instead of requiring them to be located in commercial zoned areas in the Township??

Roads, especially gravel roads are horrible. Zone 3 has a lot of recreation traffic especially to the quiet area, logging etc. The county is does not brine until the last of May and the dust is damaging to health and property. Broomhead Rd is so rough it had damaged exhaust and the suspension on my vehicle. I drive less than 5000 miles/yr.

I like that residential communities have to be on 5 acre lots

We are not bringing in new businesses! Mr Cs closed, we gained Kettlewells, but nothing else has changed.

We just moved here so can't really say

Concern of recently proposed high density developments or high density RV parks just hodgepodge placed around the Twp by individual developers, not in line with a Rural character Twp master plan.

Sad to see single wide homes going up - also sad to see the density of housing in a rural community

there is no actual PLAN for development - what is the plan for the next housing development? where should it be located?

Keep commercial development in commercial zone and not allow Special use permit for commercial businesses

Line check

Survey works

This is an extremely poorly worded question. If I answer That I believe the quality of development has gotten worse ... it could be because I like that the board is stifling growth and I am pro growth. Or I could say it has gotten worse because the board has encouraged growth and I am anti growth. This question gives you zero direction and informative feedback. For the record... imho... the current majority board has made things worse in this township.

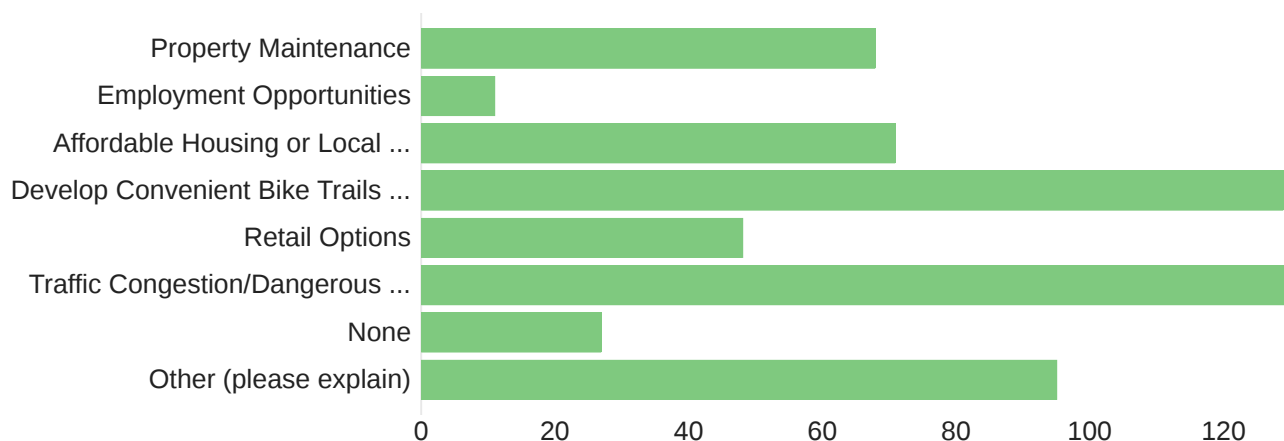
It is amazing to see all the Marijuana outlets - speaks to a "slacker" culture

I just wonder whether crowding issues are being adequately considered. When development is planned, is enough attention being paid to traffic patterns, for instance? Is it reasonable to develop multi-residences in a place that is essentially bucolic?

Having the planning commission and Board not aligned and fighting is not productive for our community.

Growth seems to be on pace with my expectations

Q5 - In terms of the existing pattern of township development, please indicate an area that you think Whitewater Township should address to improve the quality of life. Please indicate one area that you feel is most important for the Township to address:



Field	Choice Count
Property Maintenance	68
Employment Opportunities	11
Affordable Housing or Local Housing Options	71
Develop Convenient Bike Trails and Walking Paths	129
Retail Options	48
Traffic Congestion/Dangerous Intersections	130
None	27
Other (please explain)	95
Total	579

Other (please explain) - Text

limit high density housing

Pave road to boat launch - Park rd

Improved playground and sports facilities. Maybe an ice rink

Commercial property on Cram Rd between Palaestrum and Ayers with the giant wire rolls needs to be cleaned up

Preservation of natural beauty and land

more local business

Clean up town of Williamsburg which is an eyesore and an embarrassment.

Many roads need repair, specifically angell rd.

maintain rural character

Right to VRBO - STR or whichever my property - my right

Williamsburg rd traffic is much faster than 55 mph and more and more families live on this road now. A reduced/redo enforced section would be awesome.

Allow farmers to grow crops of their choosing to leave our township rural

Restaurants

Access to internet sources

Public transportation

roads if new construction tears main road they should fix them

traffic

Quality of blacktop and paved road conditions could be improved

enhancing historical values of township

develop residential areas around mill creek elementary school

Skegemog Point Rd needs repair

Clean up downtown Williamsburg

infrastructure

zoning ordinance enforcement

Avoid mass housing like apartments, campgrounds. 1 acre minimum for homes

It is not the township responsibility to improve our quality of life. Stay out of it

Good dust control on Park Road or black top

Fix Skegemog Pt Rd and clean up trash next to post office

Fight against urban sprawl

Reduce light pollution

Keep new development low to none to preserve our way of life rural

Some people on cram rd have business invested in their yard. it looks awfull - we need standards

fix bracket road

Plan to address roads fire and emergency protection

preserving our #1 asset - nature

Short term rentals have increased exponentially and are getting worse - regulations/guidelines are needed !

green pouffers need improvement + increase on all development

The condition of the properties in Williamsburg itself is unacceptable many properties look like a set for sanford & sons with the tfesh displayed in the front yard

We lack a reasonable priced restaurant

recreation park

M72 is not possible for residential should allow for more commercial or industrial on M72

speeding on M72 and Elk Lake Road

high speed internet

Retain rural character

Better downtown or main street

People put mobile homes on property and don't take care of them. le the trailer on Baggs Rd 1/4 mile north of M72

Fix up area by post office, make a nice little downtown area/retail options

Less regulation on land owners

internet

degradation of the natural environment; regulate amount of woodland that can be destroyed; require periodic inspection and maintenance of all septic systems

boat ramp improvements; round abouts were pointless

Redevelopment on the 72 hwy is great. All other development should keep the character of the township. Low density residential, recreational, agricultural

Govt to stop fighting with each other

road repair

community planning

Roads, remove dead trees

Short term rentals should not be allowed

stop short term renting

The semi trucks that speed down Elk Lake Road are concerning. (We don't mean local agri trucks). They use E L Road as a shortcut

"Brine" (?) and maintenance of dirt and gravel roads

Dark skies

Make building restrictions . Minimum 5 acre for a home. No apartments, condos or CAMPGROUNDS!

Keep out rural atmosphere.

Agritourism, farming support, unique attractions

Cronyism

I don't want to see any other commercial development

Outsiders trying to profit from our area at the expense of homeowners. VRBO's, event venues, developments ruining the look and appeal of the area.

Address short term rentals

Pro STR

Dinning/coffee

Traffic light at 72 & elk lake Rd a great addition. Could use some signaling for light changes.

keep it rural

protection of lakes and streams

Stop short term rentals

Enforcement of zoning regulations.

Improve quality of gravel Rds

We need good pickleball courts, the fastest growing sport in the country. Our current tennis courts are poorly maintained. Whitewater has spent a lot of money on softball field, which is primarily used by people from surrounding Townships. It is time to, instead, fund Pickleball which our Township residents want and need.

I have seen multiple accidents on 72 near Ginop and the Shell Station (people entering and exiting the gas station. This was because of the passing lane I believe. The east bound passing lane should start after Ginop to prevent this. People passing are in a hurry and not watching for slowing or merging traffic.

Additional police presence on M72 and Williamsburg/Elk Lake roads.

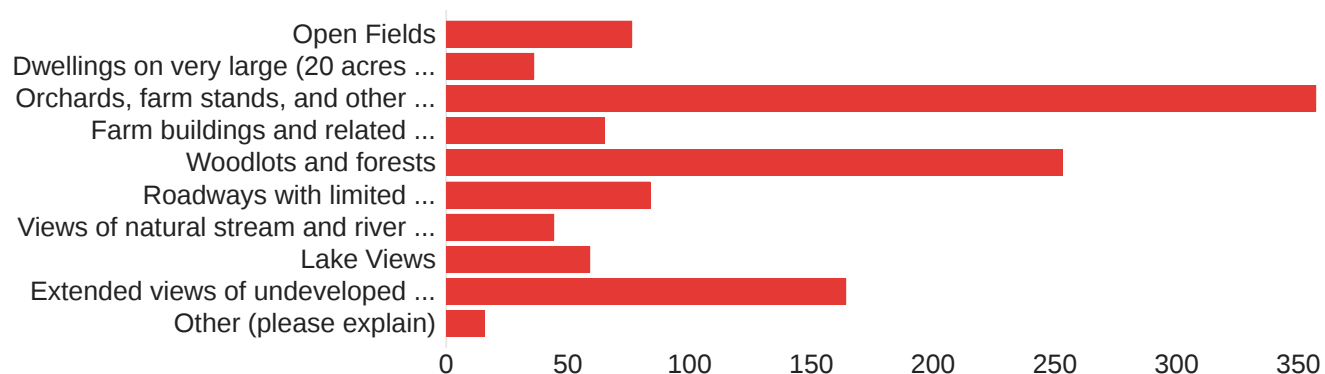
Line

All of the above are important.... Although the current boards talks a good story... the entire area knows they are the laughing stock of government representation. The 5 people that show up to a meeting should NOT be allowed to dictate policy. Do the job you were elected to do

Board effectiveness

Community sewer system

Q6 - Loss of rural character is sometimes mentioned as a concern when new development is proposed. However, the term “rural character” can be vague. Please indicate two of the following landscape elements that you most associate with rural character in Whitewater Township.



Field	Choice Count
Open Fields	76
Dwellings on very large (20 acres or more) parcels	36
Orchards, farm stands, and other agricultural land	357
Farm buildings and related architectural elements	65
Woodlots and forests	253
Roadways with limited development on either side	84
Views of natural stream and river corridors	44
Lake Views	59
Extended views of undeveloped land across the landscape	164
Other (please explain)	16
Total	1154

Other (please explain) - Text

Residential 5 acres+

Lack of multifamily housing (condos, etc.)

unknown

All of the above

Limit condos and subdivisions

all above

All of the other choices - always maintain open water areas and views

1/2 of land in township is state forest

Mixture of land sizes, uses, residential, gentleman farms, etc. based on owner preferences.

Single family housing

density of structures

This is not a concern to me. If we don't grow, we die as a community. Growth is inevitable. Do it responsibly with plan development.

Business should keep their equipment and material stock inside clean industrial buildings in either the Township Industrial zone or Twp Commercial zone, so we eliminate nasty messes out in the open, such as the fiber cable internet business on Cram road. Can we keep these light industrial businesses in the Industrial or Commercial zoning regions ???

All those things are rural character

Sorry.... If someone wants rural views.. they should purchase the property they are concerned about. WWT has gone way to far in micromanaging THEIR definitions of each zone.

This is a poorly conceived question. ALL of these associate with rural character and are arguably equally important.

Top of Palaestrum Hill looking east

M-72 overlook of the lake

Broomhead

Orchards on Elk Lk Rd

East end of Angell Rd

Carns Rd

Elk Lake / Williamsburg Road corridor

Elk Lake Rd - orchards

Mill Pond

Vinton Rd - sadly the view of Mill Creek Lk/Pond is marred w/ trash, dead trees/limbs - right side S of Church St past the homes

Orchards on Elk Lake Road

Broomhead Rd - in 2 places you can see all the way up to Elk Rapids. View of Elk Lake. One is 1/4 mile south of M-72 the other is close to Sand Lakes area.

Along Elk Lake Rd with all the orchards

Church road looking at the stream and water wheel from the pond

None

Elk Lake

Elk Lake Rd when orchards are in blossom

Elk Lake Road N of 72 - rolling orchards, cattle, sunflowers, llamas, farm stands

Off M-72 near the scenic overlook approaching Lake Skegemog

Elk Lake Rd - south / west of Palaestrum

Bates Rd with all the sunflowers

View of Skegemog lake high above 72

M-72 overlooking Skegemog and Elk Lakes with woods

Year round the view from Angell Road jus west of Elk Lake Trail has the best view of Elk Lake and the mouth of Skegemog

So many. Except the dirt portion of Crisp Rd

Elk Lake Road

Views of Elk Lake

cherry trees in bloom along Elk Lake Road

Williamsburg Rd is pretty scenic

Broomhead Rd

Williamsburg Rd.

Elk Lake Rd. at Palaestrum Rd.

Williamsburg Rd.

Turtle Creek Casino and Grand Traverse Resort

Top of Angell Raod overlooking Elk Lake. However, the road could use improveing with biking trail.

There are so many

Angle Road as you see Elk Lakes.

Cresting Carns Rd looking over lake - sunflower fields on 31/Angell Rd

Driving north on elk lake rd. between whitewater park and Gary Rd.

View of Elk Lake from Palaestrum

Sayler Rd on top of hill - wide view

parks

Boat ramp at twp park

Elk Lake Rd - orchard views

Looking off my deck

M-72 lookout of Elk and Skegemog Lakes

The orchards and fields on elk lake rd.

Elk Lake Rd

Scenic lookout at Skegemog on Hwy 72

View of the ELk Lake Rd on the hill on Broomhead Rd just south of Deal/Whitney intersection

Drive down Moore Rd in the fall, with colors out

Dont know. We are new to the township

M 72 as you entire whitewater twp from kalkaska

My backyard!!

The vinyards on Elk Road

Elk Lake Rd looking west

Elk Lake Rd and viewing orchards

Elk lake road

Elk Lake Rd

Elk Lake Rd

Hard woods peak fall colors

View of Elk Lake from the top of the hill on Palaestrum Rd

South side of M-72

Palaestrum Rd/ Elk Lake Rd

Angell Rd - turning towards Elk Lake. Beautiful view of lakes and land elevation at chest of hill

View on Palaestrum Rd on Elk Lake

Whitewater township park and campground

Looking north from the high point Broomhead Rd

72 E/Cook to SPR

M72 heading east between Cook and Skegemog Point Rd

Top of Palaestrum Hill

Elk Lake Rd view of Elk Lake

Elk Rd Cherry blossoms spring/cherries summer fall

Skegmog Scenic point on 72

Above Elk Lake access on South Elk

Elk Lake Road

farming fields and trees

Baggs Rd

Elk Lake Rd overlooking orchards

On m72 overlooking Skegemog Lake

Elk Lake Rd overlooking Elk Lake

Elk Lake road, orchards, sunflowers

Elk Lake Rd and Angell Rd

Not sure this counts. The stretch of 31 on the bay shore line too many dink dingy little shops

Views of Elk Lake from Elk Lake Rd

Elk Lake Rd north of 72

Boggs Rd various views of Lake Skegemog Broomhead Rd just S of 72 is a close 2nd overlooking Elk Lk

heading west on 72 from Kalkaska and seeing Skegemog Lake on the right

Elk Lake Rd north of M-72, as you have sweeping views to the west of orchards and GTB

Near Barker Creek from M-72, overlooking Skegemog Lake

Elk Lake from Palaestrum

Elk Lake Rd

Skegemog and Elk Lake

North broomhead rd. traveling north to M-72

The top of baggs rd beautiful view of the lakes.

Williamsburg road headed north

M 72 East past cook/broomhead intersection looking down over the valley.

The top of the hill in whitewater township park overlooking elk lake.

scenic viewpoint on m 72

Travel north on elk lake rd or bates rd.

broomhead rd and elevation south of deal road overlooking elk lake

along m 72 when first entering township going westbound, both north and south. Quiet lakes region

elk lake rd seasonal in either direction. cresting Palastrom Rd. east. In elk rapids overling elk river

M 72 coming into williamsburg

Palastream rd as you turn east from elk lake raod and view elk lake

angel road dead end view of elk lake

driving east on townline road toward elk lake

any view of elk lake from one end to the other

M 72 Top of Hill east of Barker Creek looking at skegamog and elk lake

Korson and Lautner farms on Elk Lake Rd driving to the intersection of Bates and Yuba Roads

Elk Lake road - orchards

View of Skegemog Lake from 72

Carns highway heading towards Kewadin

Fife Lake Road and Williamsburg Road - the drive on it lovely

Elk Lake Road and Williamsburg Rd.

View of Skegemog Lake from M-72 near Barker Creek

M-72 view of Skegemog

Elk Lake Rd

Park Rd - Elk Lake

On M72 the scenic outlook on Skegemog/Torch River - it's a quick glimpse when driving

Palaestrum and Elk Lake Rd

Elk Lake along Elk Lake Rd

stupid question - not answering

Any view of the water and open spaces

M-72 overlooking lake Skegemog and Elk Lake

Anything natural

Heading west on M-72 view of GT Bay from hill

several off Elk Lake Rd

Supply Road and Williamsburg road corridors

Lossie Rd, near Boggs with view of Lake Skegemog and swamp

Views of Elk Lake off Angell Rd

On Elk Lake Road by Angell Road

Samuels farm on skegamog Pt Rd.

whitewater park

Facing east, front tires in the water, on the boat launch ramp at Whitewater Park (at sunrise)

Corner of Moore and Crisp

Driving past Barker Creek nursery and the scenic overlook directly beyond that

The scenic lookout on M-72 near Barker Creek nursery

Lake Skegemog on Elk Lake

The tip of Skegemog Point

The fall colors along Angell Rd

Elk Lake Rd - farms, cherry trees

Williamsburg Road

The orchards on Elk Lake Rd between 72 and Elk Rapids

Heading west M-72 before Barks creek on hill seeing Skegemog Lake

Elk Lake Road and Bracket Road section - intersection

M-72 to Elk Lk Rd driving north to Bates or Angell Rd is just wonderful views

Select spots along Elk Lake Rd

township park

township park

Elk Lake Rd looking west

a drive down Elk Lake Rd

Palaestrum Rd, going east

Cherry/apple trees in bloom in the spring time

Elk Lake Road

Driving on 31 as you come into Elk Rapids the view of Elk Lake

Elk Lake Rd north of 72 Williamsburg Rd south of 72

Cram rd east of Elk Lake rd overlooking Elk Lake on Narrows to Round (Skegemog lk)

Williamsburg Rd (between Supply Rd and M72) beautiful landscape

Williamsburg Rd - the trees and the little lake, it's gorgeous. Hardly exists anymore

West bound M-72 top of ridge when first view of Skegemog pt to northwest

Probably orchards in bloom along Elk Lake Road in the spring time

Williamsburg Road going south to Supply Road

Angel Road approaching Elk Lake

The corner of Elk lake Rd and Palaestrum Rd

elk lake / skegmog from broomhead/deal rd

Palaestrum road at top of the hill looking at Elk lake

Palaestrum Rd - Top of the hill overlooking Elk Lake

From highway 72 as you come down hill near burker nursery view of Skegmog

Travelling east on angel road east of elk lake looking at elk lake /skeg

supply road corridor - williamsburg elk lake rd corridor

M-72 top of hill past townline road you can see skegmog rd and elk

east bound on palaestrum

elk lake rd between palaestrum rd and townline rd

Elk lake road when Cherries are in bloom

The sunflower fields along Angell, Baties. Near seed farms - So many people stop to take picture

Williamsburg Rd between supply and M 72

elk lake road - with orchards and a farm house here and there - beautiful

Lake views

Elk lake rd N of M72

Top of Palaestrum Hill

Skegemog Point Road

Elk Lake Road up to Elk Rapids

Palaestrum Rd looking east at top of Hill and Elk Lake Rd looking west

Williamsburg Rd - beautiful corridor

brown bridge road and Broadman river

Elk Lake Road

Crops get rotated - Love the sunflower fields, - any road with the view of Lake

(1) long range view from M72 looking east from roundabout towards Williamsburg Rd (2) Travelling away Williamsburg Rd towards M72

Angel Ed towards elk lake

Open field orchards, some farm buildings, coming down Baggs Rd from M72, some on Elk Lake Rd going to Elk Rapids

M72 near the scenic overlook or coming around the roundabouts seeing the peninsula as the sun comes up and touches the hills

Driving north on Broomhead Rd by deal Rd - View of the lake is beautiful

Looking east from the top of Palaestrum Road looking down at Elk Lake

View of the water Skegemog Lake coming down the hill into whitewater

On 72 view of Lake Skegemog

At the top of Palestran Rd looking towards Elk Lake

WILL NEVER DISCLOSE!

Elk Lake road between Cram Rd and Townline road U.S. 31 Elk rapids to Grand Traverse resort

Elk lake and orchards

overlook of elk lake from plastrum

Angel Rd overlooking Elk Lake - whitewater park

Cresting the hill on Palaestrum w/ a view of the lake

Skegemog Lake from Hill Rd - W to Tc along M-72

I like the views of a lake - but I wouldn't want to live too close to a lake.

M72 looking west just about anywhere on it

Williamsburg Road just south of M-72. The "illegible" by the stream

Baggs Road overlooking Skegemog

orchards along Elk Lake Rd

Williamsburg Road south of M72 to Supply Road

The top of Carnes Rd overlooking lake

farm land on Elk Lake road

views of Elk Lake from Palaestrum Rd, Angell Rd, Gay Rd, are my favorites

Williamsburg Road S curves (State land ownership)

unknown

Palaestrum Rd Hill looking east

Elk Lake Road

forested areas

All of Whitewater Township is scenic

Carns view of Elk Lake's narrows

Elk Lake Rd, just past Hawley, with the orchards and llama farm

None

Cook Rd

Broomhead Rd facing north on top of the hill overlooking Elk Lake

Elk Lake Rd - farms are beautiful

Traveling north on Baggs Rd from M72 and seeing Lake Skegemog in front of you is beautiful. The old maples on the road in the fall are colorful. Keep the rural touch.

Elk Lake Road

Elk Lake Rd has orchards, forest and farms

Skegemog Pt Rd

Broomhead Rd, between Supply Rd and Hursh Rd

Angell Road as you near Elk Lake

Top of hill on north Broomhead Rd north of sand lakes quiet area parking lot. Facing north overlooking lake Michigan.

Farms and orchards up Williamsburg Rd

Palaestrum and Elk Lake Rd

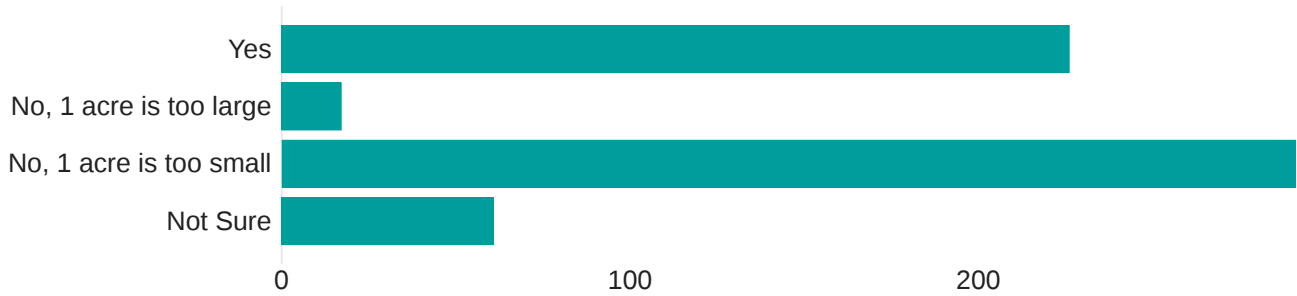
Williamsburg Rd south to Supply Rd

too many to list

72 heading towards Williamsburg

not sure

Q8A - Much of the land North of M-72 in Whitewater Township is zoned Agricultural (A-1). The minimum required parcel size in the A-1 District is 1 acre (43,560 square feet – or about 200' x 217'). In your mind, is this 1-acre minimum parcel size appropriate in the A-1 District?



Field	Choice Count
Yes	226
No, 1 acre is too large	17
No, 1 acre is too small	291
Not Sure	61
Total	595

Q8B - If you have thoughts about an appropriate minimum parcel size in the A-1 District, please share them here.

If you have thoughts about an appropriate minimum parcel size in the A-1 District, please share them here.

20 acres/parcel to keep rural settings

2 acre

at least 4 acres

5 acres

farm land should be 10 at a minimum

I feel 5 acre parcels would be more in line with keeping it agricultural. We are not living in Grand Rapids, Detroit we want spacious living

If rural views and a sense of agriculture is indeed desired land along Williamsburg Rd between M72 and Elk Rapids, should be developed with 5 or more acres per home. One acre lots can lead to large farms being sold for development. The rural picture would be lost in my opinion

10 acres

Group low income housing development together on small parcel. Allow granny home (tiny home) on or near existing larger home

2 acre minimum. No more development

Depends upon what you intend to grow and other criterion

Depends on developments - housing, yes - multiple housing, no - industrial, no

5 acres

big parcels should be 5 acres at a min

2+ acres

At least 5 acres, maybe 20 acres

2 acres

40 ac +

Love the township the way it is. Many local farm stands, beautiful views and the best natural feeling.

5 acre. Or larger

Agricultural land should be 5 acres +

2 acres

For the most part yes - could do a blended development where say 100 A could be divided into 3/4 lots and 1/3 developed and 2/3 held permanently in green space for their use

I'd like to "illegible" improvements for changing it. Zoning is zoning

5 A would be fine

5-10 acres

Small acres may lead to over-development.

5 Acres

5 Acre building sites

10 + Acres

5 acres

5 acre minimums

minimum 3 acres

5 acres

10acres

1 Acre is good

It should be at least 5 acres to build on it.

Enough to give livestock room to live

Half acre is appropriate

5 acres

3 or 5 acre min

5 acre

The famers need this 1 acre lot size & have used it to their best interest for decades.

2.5 acres

5 acres

Not everyone can own a large farm. A hobby farm can do a lot to utilize one acre of land and than may be all they can afford.

5 acres

Leave it the way it is. The township has for years discriminated against low income families by using the 5 acre rule south of 72 to keep people out. Now you want to do the same to the north side? Just stop

Encourage more multiple dwellings w/open spaces

10 acres

Stop allowing people to build on smaller and smaller pieces of property. Stop bending the rules.

2 acre

5 acres

1 is too small but uncertain for max lot size

2.5 to 5 acres would be acceptable for new development in some areas, but not all 5 or more acres is better

Age = working the land. 5+ acres seems more appropriate

It should stay as is. If it goes larger young people can't afford it. It gives options. Go larger there are no option it will go to the rich only. And we will lose more farm land faster.

1 acre is entirely too small for any kind of real agriculture

5 acres is more realistic and appropriate for agricultural zoning

At least 5 acre required parcel size (or preferably more) should be required. 10 acres require parcel size would be helpful to keep buildings and farming equipment away from roadway and pedestrians/joggers/bicyclists

5 acres to keep homes apart

People will build or put a nice park model

if you are going to call it an agriculture zone, it at least be big enough to park a tractor.

if you are growing in farming then a larger parcel is preffered

5 Acres

minimum parcel size should be 5 acres

5 acres should be the minimum

5 acres to maintain the rural character

Minimum 5-10 acres

To stay rural, 5 acres

2 Acres

5 acre is more fitting

minimize entry point road

5 acres - total

different people have different needs and wants

3 acres

2 acre minimum with exception for land that is restricted for various reasons

5 acre minimum

5 acres

Farms need the option to parcel off one acre if they want to

This was talked about years ago the farmers want you to leave it as is

3 acres

5 acres

Everyone likes different things and the land parcel size should be variety as well

5 acres

3-5 acres per lot. Encourages rural living.

not smaller

5 acres

2-5

2-5

2 acre plus

1 acre is just right

leave it alone it has worked well

2 to 3 acres in agricultural zone

5 acre minimum

less than or equal to 3 acres

min. 2 acres

Agricultural should be a minimum of 10 acres. 51% of it should be active agriculture.

Minimum 3 acres - 5-10 best

Residential lakefront 100' shore minimum. Residential non-lakefront 1/2 acre otherwise - 1 acre minimum is fine

i think 4acres or more would be appropriate

No, 1 Acre is too small if zoned agricultural, but the residential is ok at a acre or less

At least 5 acres, but 10 would be even better

Sure there may be enough room for livestock and a small garden, but even then it's not that much room for the larger livestock

5 acre

Do not affect grandfathered land and parcels

2.5 acres

Lot sizes should be drawn to meet the needs of the majority of potential homeowners. The majority do not want a large lot. One acre is plenty on which to grow a family.

5 acre

5 acres

change to 5

5-10 acre parcels

5 acre parcels would be more appropriate to maintain rural character

5 acres

5 acre

3-5 acres

5 acres minimum

At least 5

2.5 acre

My concern is someone could sell 100 acres for 100 different houses, I would rather have 20 houses with 5 acres lots

3 acres

I think 3 acres is an appropriate minimum. It allows for those views of more open areas, lacks that feeling of living on top of your neighbor in highly populated areas.

15 acres

5

4 acres as a minimum

Do change the size that is our right also prove to us why would want to up the size of the acreage when it has not been at a rapid rate

2,3 ac

5 acres

I think that a 1/2 acre could be acceptable.

2 acres

10 acres

5 acres

Changing lot requirements has a devastating effect on personal property. It destroys families plans, and makes existing structure "illegal". Smaller lots also accommodate younger families that can't afford five acres. If someone wants more land, they can buy two, four, six lots. You can't build on less than the min. Large lot sizes also make land less valuable and require placing more property into residential use per house. Bad idea.

ten acres

3 acres

I think 2 acres is an appropriate size.

10

5+ acres

5 acres at least

10 acres

5-10 acres

Not all A-1 land should be treated the same, some could be 1 acre lots but most truly agricultural land should not be broken up into 1 acre lots

5

5 acres -10 acres

2.5 acres

More than what is now

Half acre

5 acres

At least 2 acres, preferably closer to 5 acres

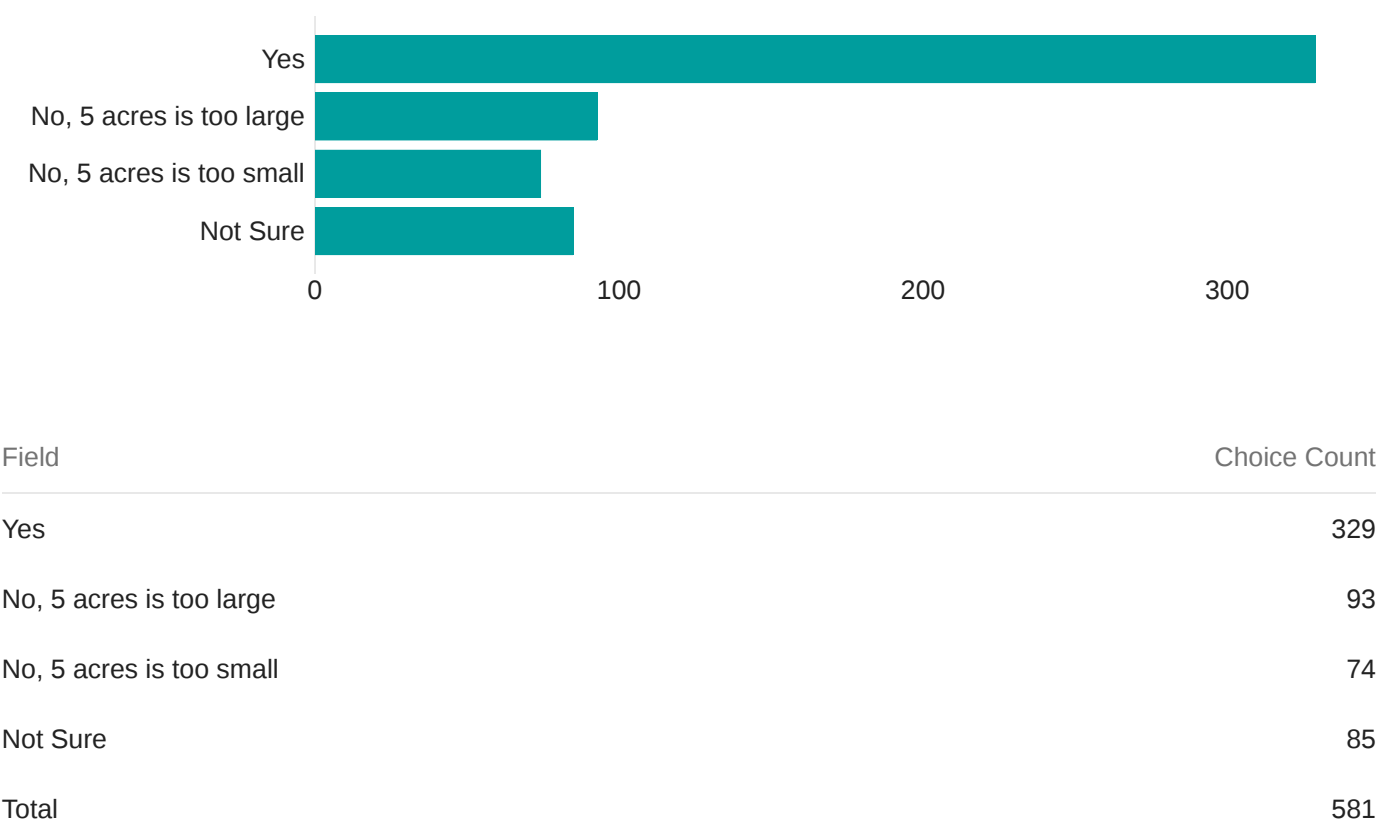
I think at least doubling this requirement would be reasonable, though at least 5 acres would be best.

A minimum of 5 acre lots

5 acres

My preference is a minimum of 3 or more acres

Q9A - Much of the land South of M-72 in Whitewater Township is zoned Recreational (RC-1). The minimum required parcel size in the RC-1 District is 5 acres (217,800 square feet – or about 300’ x 725’). In your mind, is this 5-acre minimum parcel size appropriate in the RC-1 District?



Q9B - If you have thoughts about an appropriate minimum parcel size in the RC-1 District, please share them here.

If you have thoughts about an appropriate minimum parcel size in the RC-1 District, please share them here.

Would like to see more land preserved in larger chunks. 20% 5 acres, 80% more acres 10 +acres

you should be able to build a home on 1 acre

10 acres

why not the same as the north side?

keep it rural - open land not staked like cored wood

This is heavily wooded area. Keeping 5 acre min lot size helps maintain the wooded look

10 acre minimum - no more development

Overall - 5 acres is good but depends on type of recreational activity i.e. cross country skiing biking/hiking - trails, 5 acres + could be added

10 acres

5+ acres

20 acres - 50 acres maybe

10 ac+

5 acres is a very nice size piece of land for a single family home

There will be fewer businesses.

Similar to 8. But say go to larger 1-5A in 100A holdings -- giving a balance 65 parcel to hold for rec to owners

I think that zoning "illegible" be focus "illegible"

We do need development or we will miss the boat for a growing community

10 acres

1 -3 acres

Depends on what recreation is

10 acres

3 acres

2-3 acres

Depends on the type of recreation . Not the place for a small amusement park, or race track. Plenty of beach front - an attraction like the butterfly house is a great place for kids lot of woods and trails

10 acre

2.5 acres

2.5 acres and up

When they changed the zoning to 5 acres, no one knew about it. There was no one in the audience. It was listed as a text amendment change only. Underhanded. They stole people's right to split land to give to their children to pacify the island lake people

STOP - trying to allow smaller parcels. Leave things alone.

1 acre - why split - all same

Should be 1 acre

The more land that is zoned and preserved as recreational the more appealing and beautiful living in Whitewater Township becomes; recreational land also preserves our natural beauty for our children and grandchildren and future residents

Size enough to put a nice park model with decent landscape completed

Could probably also be one acre

This helps keep the rural landscape and not get filled up to housing

keep 5 acres minimum - rural character

Minimum 10-20 acres

5 acres has been law for years. I purchased here because of the 5 acre minimum

1 acre

3 acres

10 acres

should be 10 acres

1.5 to 2 so young people can afford it

2 acres is big enough

Either make it 1 acre or 5 acres, it shouldn't depend on which side of 72 you live on

1 acre

10 to 20 acres

It should stay the way it is currently zoned, and not changed at the whim of someone on the board.

1 acre parcel

Same as north side rules for residential

i think 2 acres minimum would be appropriate

10 or more acres to preserve the wildlife and nature forest areas and waterways.

Can't really do that much in that small of an area if to do something other than walking around

should be the same as north of M-72

1 acre lot sizes are appropriate. Most families do not need or want a larger lot. Many would be happy with a 1/2 acre lot.

One acre, just like everywhere else

very important

5-10 acre parcels

Again, 5-10 acre minimums would be appropriate to maintain the character of the land

Should be the same as the north side

7 acres

Shouldn't be vague mixed residential/ commercial should be either or

5 acres

10 acres

1 acre

We live in one of the fastest growing counties in Michigan. A 5 acre minimum lot size is irresponsible. 1 acre or smaller seems fine.

10 acre minimum

How can young people afford 5ac let alone 1ac

5 ac or more

I couldn't find a good definition for RC-1 so it is unclear what the land could be used for. If this is just residential housing, then I feel 5 acres is too large for a minimum requirement.

It could be smaller.

Two acres. Almost all of the land south of M72 is State owned anyway.

10 acres

Minimum dimensions would also be nice, so you don't have a rows of property that are 50' wide and 4356' deep.

50

5-10 acres

Large lots make real estate very expensive in the area and also keep the number of residents limited

this is amongst large tracts of state land - 5 acre minimum is appropriate

I wouldnt mind smaller cabins being available or viable on less than 5 acres, but i wouldnt want a trailer park or a condominium style lot. But smaller separately operated cabins would be unique and more affordable if the minimum was changed.

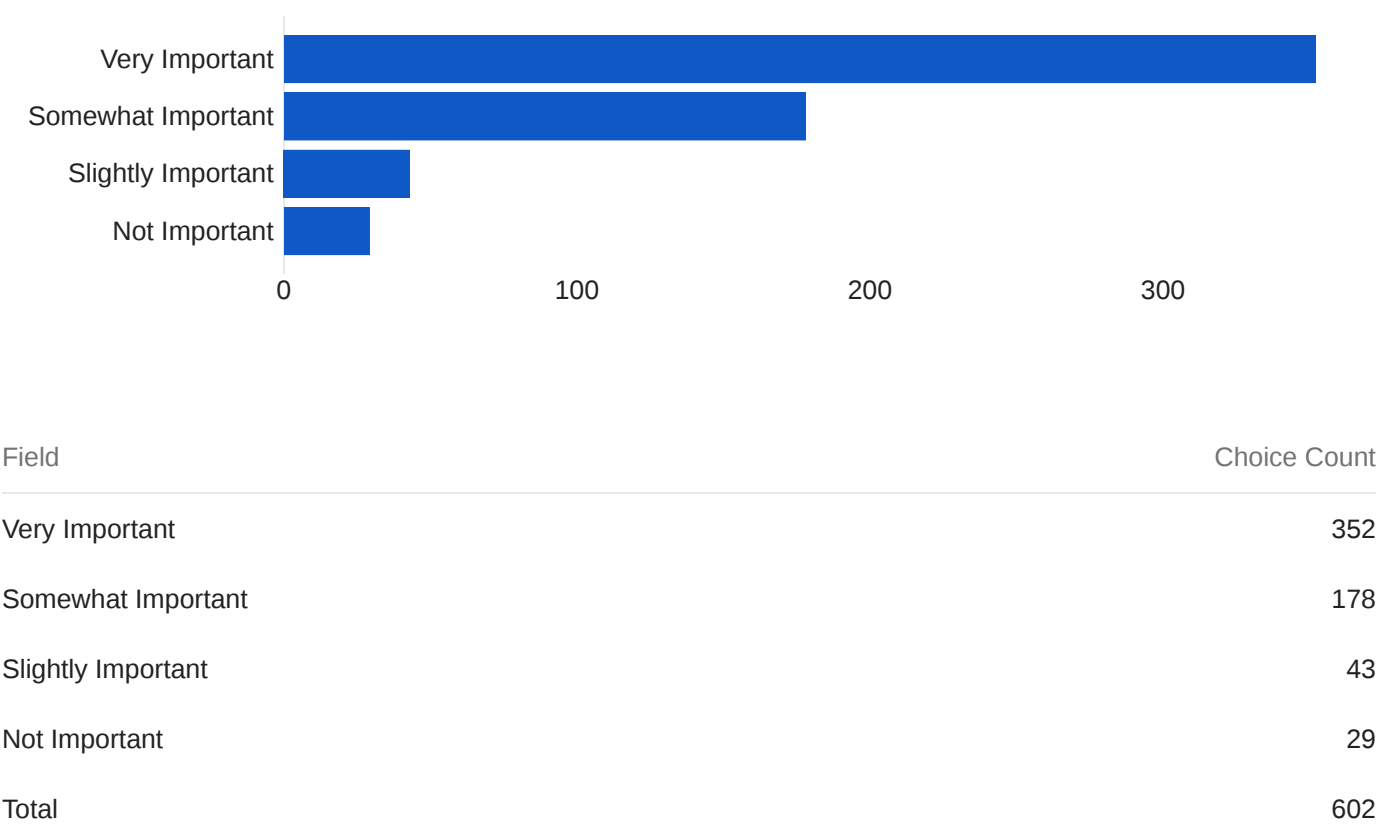
Quality development

1 acre

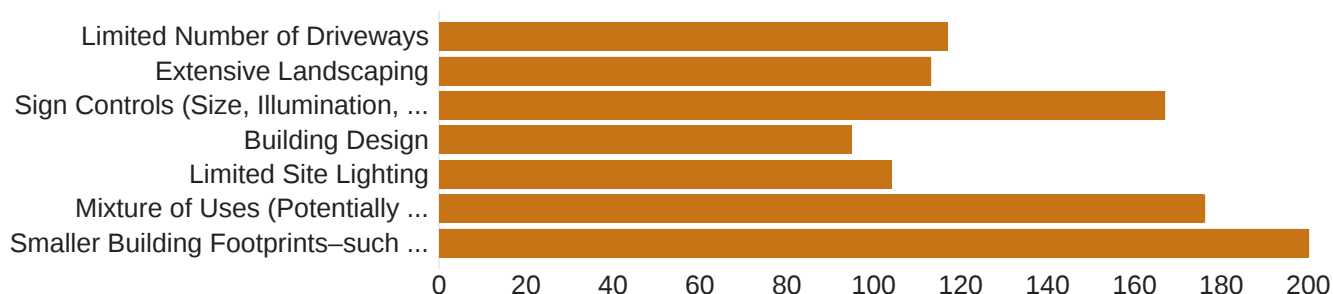
Again... you don't want houses in your view or next to you... feel free to purchase the property from the current owner.

5 or more acres

Q10 - Agricultural tourism is a broad category of activities that can include road-side stands, u-pick operations, and other activities incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes. How important do you feel agricultural tourism activity is in Whitewater Township?



Q11 - Portions of the M-72 corridor through Whitewater Township lend themselves to future commercial development and redevelopment. Generally speaking, what qualities should future commercial development exhibit in order to fit within your image of well-planned corridor? (pick up to 2)



Field	Choice Count
Limited Number of Driveways	117
Extensive Landscaping	113
Sign Controls (Size, Illumination, etc.)	167
Building Design	95
Limited Site Lighting	104
Mixture of Uses (Potentially Retail, Services, Office, Residential, Etc.)	176
Smaller Building Footprints—such as those less than 75,000 sq. ft. (for reference, the Tractor Supply store on M-72 is about 20,000 sq. ft. and the Meijer Store is about 200,000 sq. ft.).	200
Total	972

Other (please describe) - Text

Open land even used as orchard . less "illegible"

Moderation is key putting extensive restrictions makes it impossible for smaller businesses to operate

Dollar general to go parking lot for whitewater park and S. citizenry

Asst. businesses that provide for the needs of the majority of WW Twmsp - like a feed store

Noise and lights after dark - not in favor of commercial development - beyond no at exist

Keep small - not many townships like this left in the area. Sounds bad to say this but I'm good with no development

Farm stands and stores

Big box stores are "illegible". Need some decent restaurants in "illegible" supply

Set back from highway with green areas

M 72 needs to be a divided hwy. Two lanes each way to provide a safer commercial development between Acme and Kalkaska.

rural, small town aesthetic

No more development.

limit it

Variety of services - don't want the same service type in most developments. Food services I would categorize individually though I want options here.

Access from service roads not 72

Emphasis on recognizing the private property rights of owner

Adequate water and sewage disposal

all of above

Limit development to the village of Williasburg or we will look like US 31 south of Traverse City

Get the hell out of the way. Our township is dying. We are going to become an expensive bedroom community where our own children cannot afford to live here.

No mass housing

No govt limits that no not harm others

No more commercial buildings of any size

Over development - area cluttered with buildings

Keep plenty of space in between!! Please don't let this area get cluttered up and create urban sprawl

A good example of nicely developed park is the Ind park between 3 mile and parsons adjacent to the airport

Traffic management

Mixed commercial + housing in same building complex

M - 72 is busy enough, besides a restaurant where YMC's is located - leave it as it is!

None - too much already

Landscaping along main road to hide buildings

Type of business. Limit chains and franchises

unknown

Avoid chain restaurants - (Burger King, Applebees, etc.)

No Dollar general or Junk like that!

site lighting is for security both for the property and people. Limits are dangerous

Location: large commercial development should be kept in a tight corridor along M72, small farm stand, gallery retail, could be widespread.

Again personal property rights

Don't look like Chum's Corner

Minimum 50,000 sq ft - not larger than Meijer

Safer travel corridor (Ability to pull out of business)

Limited number of large use of mass scale properties - like campgrounds with too many people

How about no commercial development

If a new commercial development fits the needs/wants of the residents, it should be allowed.

Preservation of owners choices - freedom; let businesses thrive - too hard to make it

Let owners use their own property as long as it's not trashy

Lots of trees around and within parking lots

Limit development to keep our rural atmosphere

Entrances to and from 72 must be made safe to traverse.

Widen M72 including turn lanes throughout the entire corridor

Let business come in

Quality of business development is also important (ie. having pot stores every 20ft is not good) Also having property clean/kept up and not junky looking needs to be addressed!!

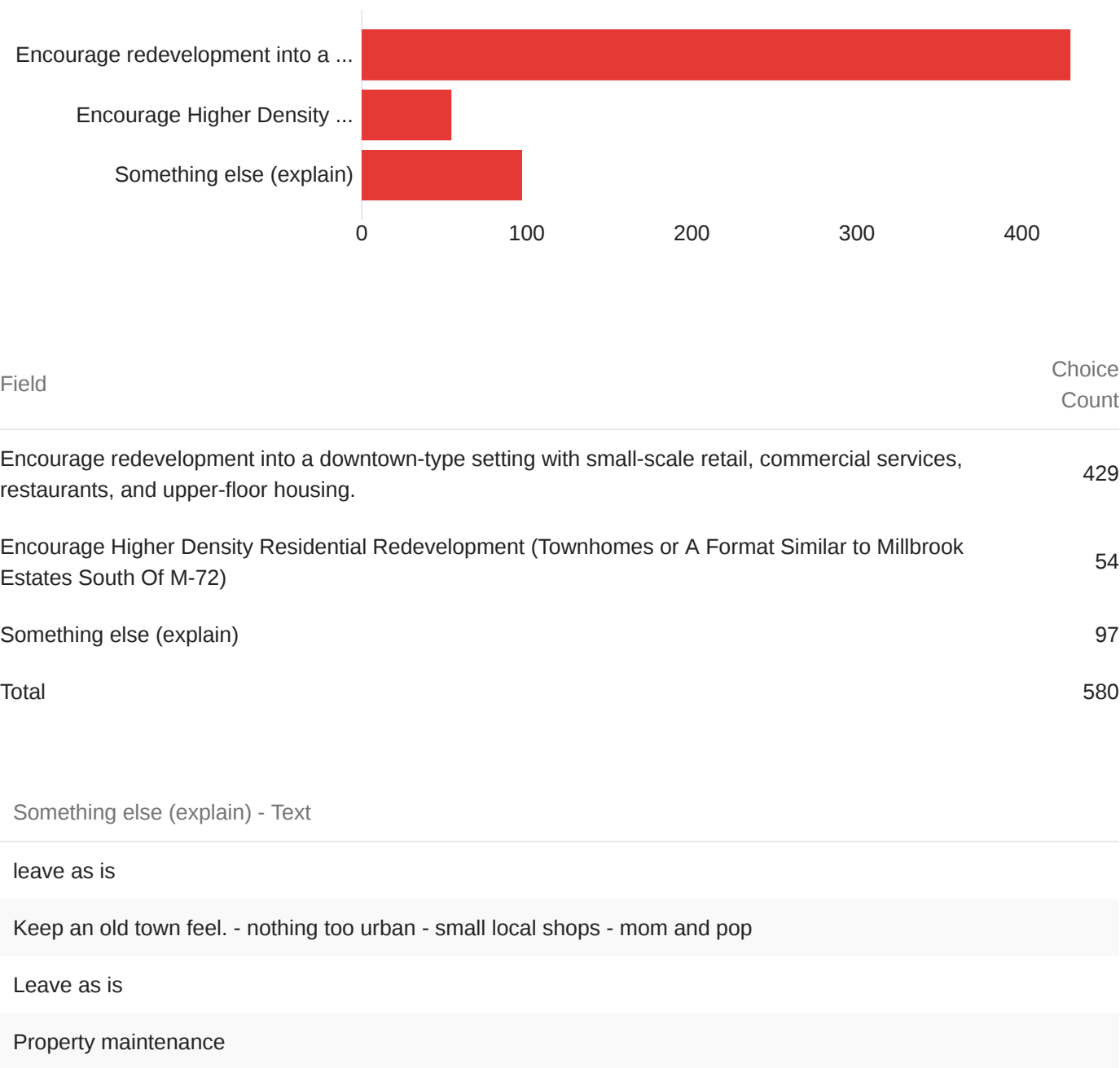
not sure

Public outdoor space (like a park) included in all new commercial development.

You don't have the infrastructure for any of this..... natural gas, hi speed internet, sewer, water... you missed the boat when negotiating with current/local suppliers.

It will be great to develop some retail ie gym or YMCA in the area.

Q12 - The Village of Williamsburg (North of M-72) was once a commercial center. While some evidence of this remains today, many buildings were demolished years ago. Today we have a post office, fire station, cemetery, residential uses, and commercial uses. Should redevelopment take place in the years to come, which of the following scenarios would you most like to see?



Leave as is

Let the market decide

Just clean up residential areas and general clean up, maintenance

What has been done to attract and "illegible" business?

Touch location to truly develop - "illegible" may consider new "illegible" scenic - location to call "illegible" center

I think that trying to establish an artificial downtown might not work

nothing

Eliminate the Blight

Mults Level - Commercial lower/St level housing above

A larger family park

Allow agriculture to use to grow hemp/weed/crops of their choice

Nothing

Senior assisted living complex

Need to clean up the junk by the old fire barn and post office

Get rid of junk yards

A good local restaurant

Somewhat ok for M-72 development but not a commercialized downtown Williamsburg. Some community needs should grow and be developed with area growth (as needed)

Development south of old 72 park north of 72

let the land owners decide

leave it alone

if it were possible to reinvigorate the village that would be appropriate

combination of both downtown setting w/mixed higher density residential

encourage family homes near schools

Develop lots for single family homes with neighborhoods

Remain as small as possible

Forget developing a commercial center

Clean up the old building, expand the park, bring in food trucks once a week

Remove the junk yard across from the fire station and west of the paved "illegible"

Completely and permanently eliminate the junk yard appearance that takes away from the quaintness of the areas downtown section.

Remove Junk Piles

Keep the rural feel. TC, Kalkaska have all we need

Don't encourage anything

Expand on sports and community center and housing

I see no reason to invest in it

Clean up trash and encourage new restaurants

Clean up First Upperberg

Don't worry about it

Demolish dilapidated and unsightly buildings and replace with trees - indigenous (White pine, beech, hemlock) and pedestrian-friendly landscaping. This area is an embarrassment at present

Redevelop using old style (original) building designs on old 72 (think Leland style) to recapture the past use old photo history

Bigger post office

Keep fire dept and post office

clean up the mess

None !! I believe it will be different to compete with acme meter development

leave it alone

the eyesores - Downtown Williamsburg is not currently appealing to anybody

Train stop for future Ann Arbor to TC Rail

Fix the areas tennis/pickleball court, playground - make it recreational

nothing is going to happen till the area is cleaned up no investor will build next to a dump

Clean up the area next to across from post office

if you want to change the vibe of Williamsburg pass add ordinance to limit junk storage in yards of these places

Get rid of the existing junk first

Let the town identity go

Just look at downtown Williamsburg. It is disgusting - zoning?

Let interest and need dictate this - if someone wants to invest in a business - let them no government creation

Businesses would not survive (no traffic) you should clean-up the buildings that are there now. Not very desirable.

Low impact on environment

Do nothing!!

neither of the above as is

old town feel, force clean up hoarders homes

This area needs to be cleaned up. This ay make someone consider developing there.

do not encourage redevelopment

Clean up what's there to begin with

None of the above

5 acre tracks of land that have one home on them

First the junk around the houses needs to be addressed, need to clean it up

No redevelopment

First choice without upper-floor housing

Clean up the junk and abandoned buildings

Junk yard Jim's place! No one will invest when it's allowed to be a junk yard

Nothing - leave it alone

Nothing will happen in this area until it is served by municipal water and sewer.

Butt out. Can't "make" a village. It must develop organically

clean up the area looks horrible there no one wants to be next to front yard

Maintain our parks and develop our park system. Leave downtown to redevelop itself.

You will never get anything until you clean up that area - nothing but junk!

Small town shops mom and pop

No high density residential please

Please just clean it up

Residential development in existing (vacant) subdivision locations

Keep Williamsburg small and local. A few shops here and there but NO housing/townhouse

Fresh faces new ideas

Both retail and homes would be good

Downtown Williamsburg is an eye sore. The homes have junk piled outside. It is embarrassing. Our little town could be cute and more functional for the community and guest.

The Commercial Village was South of M72. Our Old M72 should be open to anything owners can do with it. Most of it doesn't perk and we don't have sewers to accommodate high density, high demand uses.

What are you going to do? Force the people living there to pack their shit and move? Leave it alone for now, we don't need either one of those scenarios.

Low density homes so we remain quiet and not a large town ruining the countryside

None

Williamsburg could be the trolley line terminal that runs from Turtle Creek to the Filling Station.

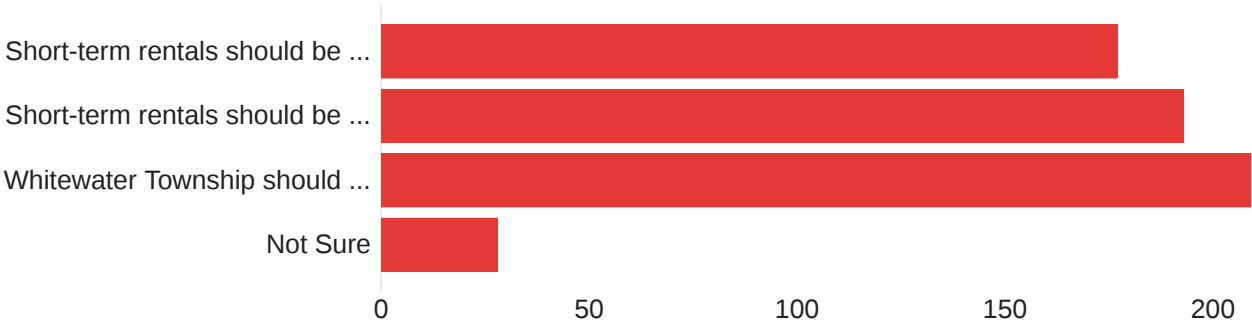
One of my biggest gripes is "downtown" Williamsburg looks like one large scrap yard. We need to hold those people accountable to clean up their properties. Downtown looks like a dump!

Near the post office looks very junky and worn down! There should not be so much clutter and garbage on neighboring properties, such as next to and across from post office.

No apartments. Limit number of units in a condo development to less than 30.

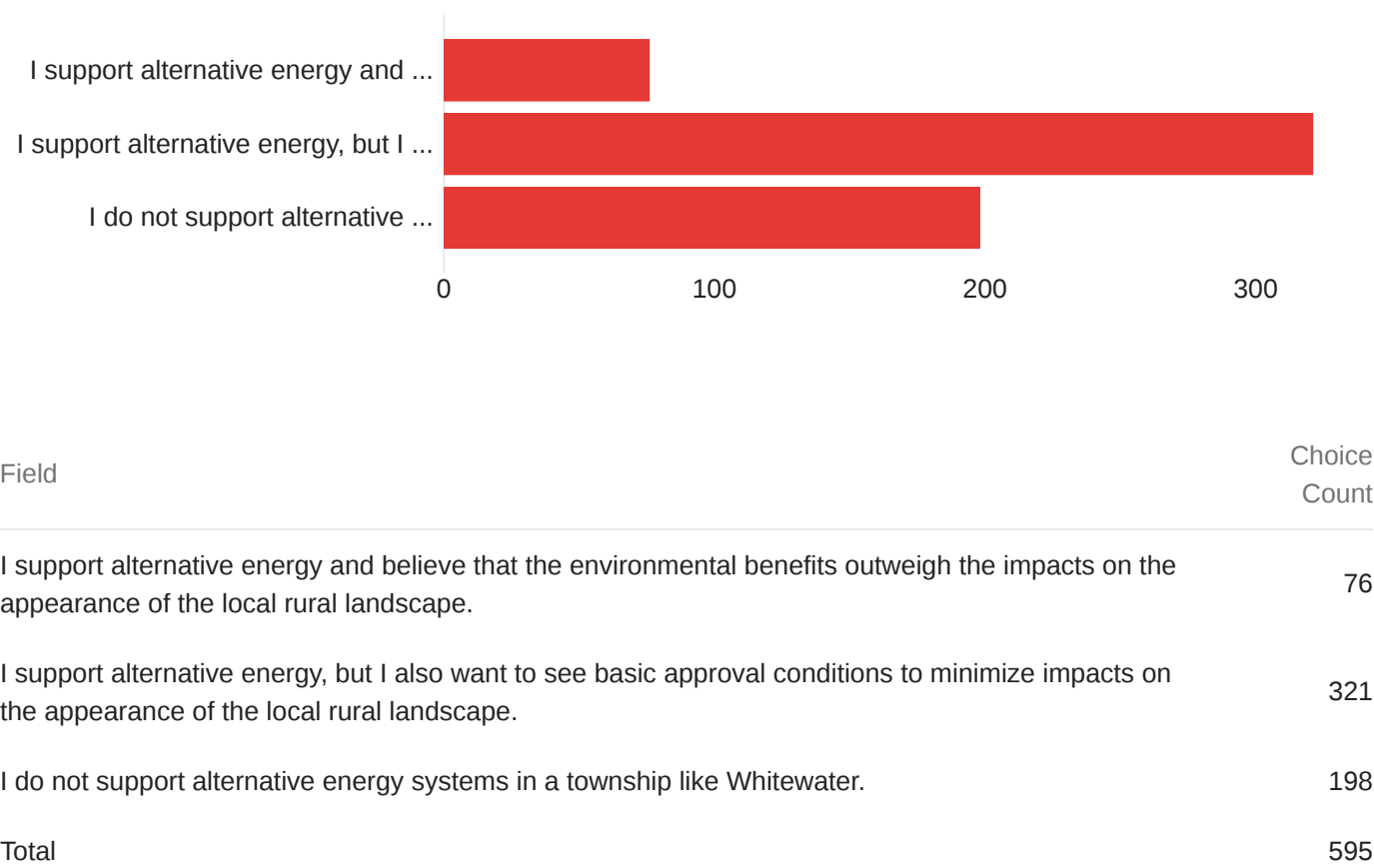
Neither

Q13 - Short-term rentals (i.e., Airbnb and VRBO) of private residential homes occur in some communities, and this activity is particularly popular in Northern Michigan. The term "Short-term rental" typically means the rental of a dwelling unit for less than 30 consecutive days. What are your thoughts about whether short- term rentals should be allowed in Whitewater Township? (Note: A Bed and Breakfast is different from a short-term rental and is permitted as a Special Use in Whitewater Township, and state law could change how a local government may regulate short-term rentals in the future).



Field	Choice Count
Short-term rentals should be prohibited in Whitewater Township.	177
Short-term rentals should be allowed in Whitewater Township without any local regulation.	193
Whitewater Township should regulate short-term rental activity in some fashion (i.e., licensing mechanism, limits for how many short-term rentals a property owner could operate, limits on how many short-term rentals can be approved in a community, etc.)	209
Not Sure	28
Total	607

Q14A - Large solar or wind facilities are not uncommon in Michigan (Neighboring Acme Township approved 50-acre solar farm off M-72). Large solar or wind facilities produce larger amounts of power delivered to the grid and do not include individual systems serving individual properties (i.e., solar panels on rooftops). There are no current plans for an alternative energy facility in Whitewater Township, but what are your thoughts about such a facility in the future?



Q14B - Please share any other thoughts you might have on this issue:

Please share any other thoughts you might have on this issue:

This land is valuable for farming/fruit crops. Solar is good but should be put in non-farming poor soil areas (cities) which are already nature depletes is better option

I don't want to see windmills in Whitewater Twp

Alternative energy sources are good - but types of alternative sources need to be revealed/studied - solar - wind - geothermal

I don't want alt energy facilities taking over farm land - Also, we really don't know the long-term ecological impact of wind and/or solar

I believe it a big fad right now - what a waste of money

No! It is not a benefit in any way. We do not need them.

Leave it to the land owners

No wind turbines

Alt energy and green new deal is bad for all of the USA

I'm supportive of some alternative energy sources, but Whitewater too small and lake view "illegible" for alternatives. We have the dam nearby

Abort climate change fascists. Get government out of energy subsidies

We have plenty of oil. No need for windmills

Coming climate change will be far more damaging to the planet and human well being than all but a few understand. I am a scientist who has lectured in CC

When they are out of sight

Wind facilities are very expensive and require best "illegible" spots and not overly productive. Solar in outlying areas possibly - should be a private enterprise

If alternative energy is so effective, why is it subsidized? We are already paying for this lie.

I support - with no visibility or sound within/beyond 100 ft of facility

Health impacts for this would be something to determine.

Solar is not effective in N MI due to cloud cover/UV light received I am an electrician by trade and directly see the negatives of it daily

I think they should be cited with planning help from local utility as well as local conservation organizations to ensure environmentally sensitive sites are not impacted.

Alternative energy and water conservation override aesthetics

I support with expectation of reduced utility costs for local residents and business

Ugly wind farms

No wind farms

Wind facilities are eye sores and noisy

De-icing wind mills in winter p-fas in soil and ground water. Ugly - how to dispose the big blades when old? (Nat. gas is better)

Do not want to see wind mill on 72

Roof top solar possible.

are solar fields green? how long do they last before they go to a landfill? Are the windmills recycable when they are worn out?

Retain reliable sources while evaluating sustainability of new potential

Whitewater twp is a beautiful and unieq township we need to keep it that way

It will destroy the views of the landscape

Solar is ok but do not allow wind generation

Maybe the farmers can pull out all their trees and plant solar or wind devices

I think these types of projects should be market driven and not govt mandated or funded

Solar wind farms would be an eye sore

Solar and wind energy is a total sham

Alternative energy is pleasing to the eye

It looks horrible and will wreck the landscape

The site near Bates clear cut hundreds of trees, this is not environmentally friendly. Better location in existing field would have been better

They are ugly!

Huge eyesores and only benefit electric companies. Individual alt energy is great

No. They have these west of TC and they are a monstrosity

Wind turbines kill raptors, bats and endangered birds. Plus our area does not have consistently high wind days. Solar panels are just plain ugly and area made with hazardous waste materials which will be very costly to dispose of for Whitewater Township residents

Windmills are an eyesore on the land, the fiberglass blades are dumped into landfills and not spoken of

we live off larson rd. it would be great to have cheap and effective natural gas

Current alternative energy system are a blight on the landscape and will be obsolete in a decade

i feel the haphazard installation of transmission lines with no planning is far worse than looking at few mills or solar panels

South side of M72 would be better than North as far as view of landscape - hide it in the wooded areas

These are huge eye sore with the little benefit for energy making.

Wind farms are an eye sore and dont cover there own energy cost - solar is good in limited banks. no 10 acre or more and should have limited sight from road if possible

Do not let talltower pollute landscape

Solar farms are an eye sore and not very efficient

Should be up to the property owner and the standards of the industry

Would need to see the value vs expense. Does it just make you feel good to go green or is it helpful

I don't mind a few (2-10) but we don't need 10,000 like in Texas or Oklahoma.

Wind power is devastating to landscape - solar is devastating to ground water at disposal

new to the township I dont have a lot of idea on this

I dont belive its been shown to be less expensive to produce energy than traditional method

no windmills, i am glad that they removed the one of M72 west

The actual power produced is not worth the environmental impact (bird kills) and terrible appearance of these facilities

but personal property rights

Development of all energy sources is important to maintain the standard of living we enjoy today

no windmills

Wind mill kill many birds per unit! fact

Wind farms have negatively affected birds. I am very concerned about that

Yes - but keep it south of M-72

too loud, too expensive, too intrusive, not in step with our area at all

Just because we have large plots of land here, don't want our landscape to turn into mega solar or wind developments

we need energy sources but location is important

Support the idea but with regulations on where and how to not be an eye sore for those living around it

green energy will increasingly drive economic prosperity for communities so we should be prepared

Add electric car charging stations as this is the wave of the future

Keep Williamsburg from becoming another city

They are ugly and should effect as few people as possible in location

Direct benefit to Township

Alternative solar farms can be located in hidden areas not visible from the road

wind and solar are an eyesore to the landscape

I wind farms are ever approved need to avoid impacts to birds and bats and be located very far away from homes to avoid impacts on people

some basic approvals but not so much to discourage its use

We must support alternative energy!

I support owners use but not commercial "farms". No 200' wind mills or solar monsters

I would support if my bill was reduced and other residence received credits for having to stare at them. Also - we must look into migratory patterns before approval

Rooftop solar is a good alternative to replacing orchards/fields with solar arrays

Solar > wind to not disrupt bird/views as much

We need some type of energy production

Wind turbines are eye sores and solar parts come from China

I support use of alternative energy developments and I am not concerned with their appearance

Solar farms and wind farms seem like very different facilities. I have zero issues with solar but I might have some questions about wind.

Encourage this

For us, large scale alternative energy project enhance the beauty of the landscape, not detract. It represents humans trying to live sustainably---a beautiful thing!

I support private home systems (private wind, solar, no restrictions) but NOT commercial "farms".

We are already clear cutting the woods and making subdivisions. Leave things alone. These things don't belong here. I support green energy- just not here.

I do not believe alternative energy is viable at this time. Many issues. Disposal of used solar panels, electricity storage, possible unreliability due to factors such as cloudy days, windless days, etc.

Windmills generate excessive low frequency noise which can cause headaches and other issues, solar panels contain very toxic materials posing high risk of toxic pollution for generations

Solar panels contain highly toxic hazardous chemicals, and cannot be recycled. They become abandoned on site or pollute landfills. Windmills are unsightly, kill birds, and adversely affect wildlife.

The devastation of the property surpasses any potential benefit - and benefits are still questionable.

eyesore with limited value and long term hazardous waste

Line check

You can't manage our current energy supplies/needs. I have zero confidence you could help manage a new technology

The more green energy the better. Should encourage resident to have solar panel.

Q15A - How important is it for the Township to develop or improve the following over the next 10 to 20 years? And, do you support paying additional funds for this?

Field	Very Important	Somewhat Important	Slightly Important	Not Important	Total
Village of Williamsburg	113	207	125	103	548
Shoreline and Waterway Protection	369	120	48	36	573
Community Center	36	138	179	197	550
Fire Protection	402	122	36	14	574
Emergency Medical Services	410	113	39	14	576
Zoning Regulations	240	176	95	48	559
New Township Hall	23	92	185	252	552
Web/Televised Township Meetings	98	133	179	143	553
Walking/Biking Paths	189	171	119	90	569
Farmland/Open Space Preservation	317	156	55	37	565
Availability of Public Water	155	128	115	158	556
Recreational Facilities	115	196	152	96	559
Community Events/Festivals	54	117	206	180	557
Library	49	102	149	261	561
Senior Services	98	184	159	122	563
Park Facilities	140	226	130	60	556
High-Speed Internet	245	151	85	87	568
Public Sewer	93	111	138	213	555

Q15B - Do you support paying additional funds to develop or improve the following?

Field	Yes	No	Total
Village of Williamsburg	150	292	442
Shoreline and Waterway Protection	269	183	452
Community Center	110	320	430
Fire Protection	364	98	462
Emergency Medical Services	371	90	461
Zoning Regulations	162	262	424
New Township Hall	88	344	432
Web/Televised Township Meetings	103	326	429
Walking/Biking Paths	234	212	446
Farmland/Open Space Preservation	202	228	430
Availability of Public Water	131	297	428
Recreational Facilities	165	262	427
Community Events/Festivals	86	343	429
Library	110	319	429
Senior Services	181	246	427
Park Facilities	208	224	432
High-Speed Internet	198	244	442
Public Sewer	109	322	431

Q16 - What else would you want the Township to know that has not been asked on this survey? Your answer to this question is very important to understanding what residents of Whitewater Township desire. Please be as specific as possible.

What else would you want the Township to know that has not been asked on this survey? Your answer to this question is very important to understanding what residents of Whitewater Township desire.

Please be as specific as possible.

Thank you for making this survey, sorry for the late response

More diversity less single minded thinking

Better roads. Less traffic

Zoning regulations are fine but no good if not enforced

Self serving political agendas

Need to fix the traffic problem on Williamsburg rd by the church needs more signs traffic goes too fast

Regulate use of roads by large Elmers trucks hauling sand etc out of pit on Skegemog Rd. They are making a mess of the roads, and I'm not sure the digging is even legal

Listen to residents that live here not those looking to profit off our beautiful township. This is what will make or break the all might dollar needs to be second to locals who actually live here and care about our township not those who live elsewhere and profit off where we call home

Housing for workers is important. Even young teachers can't find a place to live. Allow building granny houses near existing larger homes. It affords caring for the family and some additional income for Whitewater residents.

Removal of roadkill

Trail viewing platform in Petabego/Tobeco creek natural area. Perhaps in assoc w/ GT Reg Land Conservancy?

Even though the GT road commission is in charge of the roads, when project's proposed the roads and the impact on the heavier traffic must be considered. (our secondary rounds are in poor condition)

Please do not cave in to the hype that Whitewater needs to develop high density affordable housing. These jobs are located in Traverse City and they should live their, close to work. No trailer parks, apartments needed in Whitewater

Whitewater Township is a very good place to live and enjoy. I am content for which we already have

Noise after 11-12pm - lights after dark - some lights are necessary but after midnight not so. The area is already affected by lights from the casino but lights from small businesses - and church steeples (corner of Church/"illegible" Rd). Eliminate good visibility for star gazing - and necessitate need for blocking through windows

Keep the small up north personality going. Our post office and township hall are doing a great job! Thank you

A change in people running the township. Not making smart decisions

Township residents that are retired with a fixed income should have a fixed rate with no increases on land taxes until the property is sold

None

Enforce clean up of properties in the village. It is an eyesore and should not be tolerated

Concerns of excessive noise with mud bog event - fireworks always continuous beyond allowed periods. Roadways are crumbling and intersections are dangerous. Instead of 2 lanes in one direction, turn lanes should be developed. At least install blinking yellow lights at bad intersections. Heavy traffic in/out of sand pit on Skegemog Point Road has negatively affected road. A use tax should be levied to repair. Non stop semi truck traffic. On a light duty road.

Please clean up the property on Cram Road, between Palaestrum and Ayers. This has gone on way too long. Thank you!

Thank you for taking the time to make and send this survey

Most people who bought property in WT including me did not do so with the expectation of lots of growth and government services - just the opposite

Preserve stands of trees from being logged, leaving a scarred look on the land

Please have crisp R paved. Seriously

All housing not single family residential should have landscaping requirements to insure it matches the visual quality of single family homes. Suitable locations - visual isolation from roads etc. Junk accumulation should not be allowed on any property anywhere. Junk cars etc.

No more business which degrades moral fiber of community such as adult bookstore, casino, medical or rec marijuana. Increase wholesome business such as farm stands, community theater, nature trails and parks

Please keep rural, uncrowded and beautiful

term limits on trustees "illegible"

Listen to citizens - brd - members should not force or carry out their desires/ambitions

fix roads

No cannabis related businesses. No event facilities away from M 72 (noise and traffic).

Why hasn't Angell Rd been improved. Three years ago it was scheduled . Elk Lake Rd. needs wider shoulder for bikers.

With other nearby communities growing at an exponential rate, I hate to see rural Williamsburg's community become a Chums Corner. I'd like see a quaint charming community. Stacking high and wide doesn't protect the rural character of Williamsburg

I've been here 35 years and have seen many changes. Please no more commercial development. Get rid of the junk yard by the post office, shameful.

Lots items - future of cherry industry - can they make profits to remain - need to develop some assisted living / elderly care - good potential "illegible". Williamsburg needs a go to place - must think outside the box. know - to look for a new feel Williamsburg

Pave the road to Whitewater Park.

I prefer roundabouts to traffic lights

The federal debt crisis will be a key factor in whether or not any of these ideas will be able to be supported by additional local taxes. People in our locality will have a tough time giving out more money

I don't like all of the cannabis stores

Grow and STR - not restricted

I'm satisfied

Start planning a sewer around the chain of lakes. The "millage" to support our "illegible" service seems excessive
nothing additional

It seems there is a lot of development occurring in the past 5 years along with rezoning property. I would like to see more out reach from the township to the residence when these items are being discussed and reviewed.
Thanks

Less Gov't of personal property!

I would love to see the walking path around the park installed. Somewhere safe/flat to exercise with limited access from bear, cougar, etc. More dog friendly areas would be great too. the closest dog friendly fenced in area is downtown T.C. . thank you for all you do for taking such wonderful care!!

Allow farmers to grow crops of their choice as to maintain the rural feel our circus act of elected officials desire but refuse to act like adults about. Elected officials who aren't an embarrassment to our community.

Enforcement of noise violations - limited animals next to residential homes. Roosters should not be allowed next to residential properties. Why have an ordinance if nothing can be done.

Get rid of Bob Hall he is not enforcing zoning laws!!!

I'd like park road paved. There's too much dust and gravel kicked up when vehicles are using it, and I believe people would be more likely to transport boats to Elk Lake a smoother cleaner road.

Have observed an absence of storage facilities at Pale Barns built. Please stop allowing so much land use for this.

Protection of night sky by limiting exterior commercial lighting

Resurface gay road, poorly done about 3-4 years ago. only did edges. why not entire road. It isnt holding up and should be done correctly.

I am adamantly opposed to the type of development along the M72 corridor that would transform Whitewater Township to look like areas of Garfield Township along US31/37 between McRae Hill Rd and Chums Corner (for instance)

The offices have done a good job keep doing what you have been doing.

Enforce speed limit on Elk Lake rd

On old 72 near the post office there are two gatherings of junk - old RV old cars old appliances, etc. I would like the township to encourage and help the owners dispose of these things. I would like to see the township erect a free library across from the PO near the tennis courts. It is a small structure where people can both donate and take books. It's usually erected on a pole.

Keep the lakes clean

The light at 72 and Williamsburg Rd. should be a round about

Recreational vehicle use of roadways i.e. side by sides, 4 wheelers, dirt bikes on roadways cause noise issues and very little revenue to township

No additional comments

Township park needs to be updated lake water, power on all of the campsites and newer bathroom by the picnic area

Need to update the Whitewater Township park put power on all campsites, water and keep the price around \$20 or \$30 a night for Whitewater Township residents

not allowing companies to use our water/streams for their personal use. or require them to pay for it.

The dirt roads need some sort of upgrade to support the increase of traffic going to and from Meijer. Main and Bunker Hill Rd

Some of the items above should be paid for with a user fee. Not tax. We already pay big taxes and it is not right to tax people who will never use or benefit from some ideas, activities, etc. Taxation without representation is not constitutional. I do appreciate this questionnaire though.

I would like to maintain as much of the surroundings as possible, family farms, shoreline, a few locally owned general use stores, not much more multiple family housing. I live in Mullbrook Estates (it is the right balance of multiple family housing and a limited # of residents). Thank you for the traffic light at 72 and Williamsburg Rd. Have not been here for a long time, really like the feel of the village.

Our lake property is at the extreme north end of Williamsburg, but we only go to Elk Rapids. Williamsburg (post office, fire station, etc) looks like a trashed out ghost town. No features in that area to expand on. Was abandoned, too bad.

The Lossie Rd nature area path could be developed but closures at both E and W ends should be made. I've been in the area over 60 years - progress and development is inevitable. Just proceed with caution and listen to your survey responses. Thanks for doing this - I think it is very important

maintaining roads minimizing the size of houses on lakefront lots

Please enforce zoning restrictions for our downtown - currently the property across from and near the post office give the appearance of a junkyard. If these are allowed to continue - in their present state, everyone loses

Better maintenance of Lasse Trail mitigation of # lights at night to promote dark skies

#1 concern is condition of the already paved roads

You will not have employment development without sewer. Concerned no water quality question.

Property rights are important.

Too many cooks in the kitchen is a recipe for disaster! (K.I.S.S.)

communicate arrival of potential and introduction of new arrivals

we need to show everyone we care for each other. Minimize negative attitude coming from government offices and try to maximize local individuals success through public exposure.

keeping our current facilities is a priority

Maintaining current facilities should be a priority

Unable to read comments.

why do outlying areas not have access to high speed internet when there is federal and state funding available to offset costs?

pave road in whitewater township park and boat ramp

Downtown Williamsburg is an embarrassment. It looks like a junk yard in several places. Zoning should be enforced. The properties with all the junk, old boats and old vehicles should be cleaned up. I'm not proud of the downtown area.

I would like Williamsburg to retain its rural character and for any growth to blend in and keep with that character. Downtown Williamsburg is a joke. What's up with the mounds of junk surrounding the post office? Definitely not a good representation of Williamsburg.

Improve public roads - the condition of

Clean up junk yards in Williamsburg

Improve Elk Lake Road shoulders for seasonal cyclists

All of the items surveyed are of importance but this township does not have a governing board that can achieve anything because of the toxic behavior between them. Vote them out

Value and protect the Sand Lakes Quiet Area and surrounding lands and forests. It is a local and regional treasure

More pickle ball courts - it's exploding social and makes great sense

My biggest concern is for affordable housing for you families. Without that the longer term future for the area will deteriorate due to lack of workers affording to live in the area - this is a growing issue

I think the township should be concerned with what helps the most public in the township with the least amount of taxation, regulation Less government is better government.

Road repairs for Skegemog Point road

Road improvements

fix the dysfunctional township board. Clean up the junk in Williamsburg

get the people to clean up the junk yards they are everywhere

Clean up old M72 across from fire station and junk yard is "illegible" appropriate.

Convenience store/gas station around Supply Rd and Williamsburg Rd intersection. Improved system for obtaining permits timely - like within a week

Better maintenance of roads.

Better maintenance of the roads! Our roads are awful! and local spot for garage sales with small fee charge for use, could be once or twice a month! Could maybe use the park on Elk Lake Rd. if there is no ball games being played!

What if any, changes to the plan would cause you to move out of the township? How long a resident? Good survey, good day. PS it's hard to write in small spaces like the lines above

Keep the twp rural. Farms, 1 acre min to build family homes. No apartments, condos or retail stores. The towns around us have all we need if Meijer or Tractor Supply don't have what we need. The new highline golf course? Who's paying to pave roads and other infrastructure? Better not be taxpayers.

I love the "illegible" and want to see it kept as rural as possible

The maintenance of Broomhead Rd has been neglected. I would be much more willing to consider spending on other things when I can stop paying for constant repairs on my car due to the washboard and pot holes. There needs to be a more frequent application of brine for the dust, as it presents a significant air quality issue for those of us that live near the road.

I would love to see Cook Road fixed. This may not be a township concern but the road is still in very rough shape. Also, meetings (even virtual) on how to protect our shorelines.

keep population down

The people of this township need to be free from govt oversight. Stop trying to control what is being done on private property. As long as people are obeying the common law leave them alone. Enough with the govt oversight

That 20 yrs from now the township not be a bunch of house all a stones throw away from each other and old timers telling each other "Well it used to be a nice place to live around here"

Use some of the free fed funds to fix the last mile of Skegemog Point Road. It is dangerous to cars and walkers

Township needs to plan for and implement transition to electrification of buildings and transportation EVs to replace ICE. Heat pumps to replace methane

Better dock and boat launches at Whitewater. Also pave the road

Fix Broomhead Rd. Either pave it or properly grade it and more often. The washboard has got to go

I love the country and would like to preserve this and limit # of subdivisions. Would also like to see a better village where the post office is. More developed. Looks redneckish. A festival would be cool. Lake trout tournament would be awesome.

Stop trying to change everything. We live here because we like it. Development is not always a good thing. Traverse City is developing at such a rapid rate that the small, friendly towns that we once knew is almost unrecognizable. We move to the county for freedom and privacy. There is nothing wrong with leading a quiet simple life

Clean up trash and derelict buildings by post office. Fix Skegemog Point Rd before there is a bad accident

Shabby and cluttered front yards should be required to be cleaned up. Downtown Williamsburg is an example (near the post office). Not a good impression. Cram Rd as well

New supervisor maybe entire new township board - get master plan done. Law requires this to be done

Please protect our area from urban sprawl. We live here for the beautiful land and wildlife and slower pace of life. High density housing and lack of min. lot sizes will ruin Whitewater

Property taxes are high enough. Our governments need to become more efficient

More transparency with the community

Township could consider a green day/clean up for our local roads - provide trash bags and pickup for trash that volunteers pick up in the spring so our road trash gets picked up before everything grows up and covers it

The condition of Skegemog Point Rd unable to bike and dangerous for pedestrians due to disrepair

Property taxes unfair to seasonal residents

Protect landowners rights to develop their own land and operate small business. Over development in the area is ridiculous and should be guarded against. Keep government in check.

Let local business flourish, limit large development. Traverse City is losing its charm due to huge developments going up and traffic issues. Keep us small, rural and most importantly free. We live out here for a reason - freedom. Peace, quiet and tranquility. Don't spend our money on unneeded things - let us keep our money and do business with it.

Road maintenance - ruts and potholes and dangerous for pedestrians, bicyclists, joggers and vehicles, patching crews must employ proper roadway alternate starting repair from opposite side of road. Construction business (heavy truck traffic) should pay more for road maintenance. (Alpers Sand/gravel/ fill sites and truck parking/ maintenance areas

We need a building supply store in the Meijer complex - preferably Menards

Mow residents lawns remove junk from property owners

I am guessing that roads are the country's responsibility and not the township, but roads are so bad it's dangerous to ride bikes many places

Stop being so restrictive when people are trying to improve their property and homes. You have a bad reputation when it comes to helping property owners. We dont trust you.

Availability of Natural__Bus to residents and control of traffic, speed, etc. on end part of Broomhead -

Need to make internet available township wide - even to those south of M - 72 !!! Children live there - do not have access this making educational home work accessible!

Better control of Blight - Junk outside of homes unkempt properties, help whitewater township be known for friendly, clean, quiet - dont want a " Rapid City" reputation

clean up nasty old M-72 in town of williamsburg. Look like a dump site!

A plan to deal with the deteriorating roads in the township. I know the roads are managed by grad traverse county road commission. The fact is they (GTCRC) are not going to do nothing without working with local township support. Whitewater township and its residents need to come up with a plan to work with .

Why hasnt park road been paved? terrible to pull nice boats and campers. Campground road terrible too.

road improvement

Someone to strongly act to clean up the junk yard in the neighborhood especially the downtown area

The environment is what draws people to this area and is the primary contribute to quality of life. The area is increasingly bring affordably unregulated development and over used. Our lakes are becoming filthier with passing years. Yet we celebrate the gathering of 1000's at places like the torch lake sand bar? It makes no sense....

Should be ok to grow/process marijuana/cannabis as an agricultural crop. Like others grown in area - (Now legalized in MI)

Maintain the 5 acre minimum in the southern part of Whitewater since much of it is state land. High density development would spoil our rural character. Commercial development should be allowed in the M 72 areas

we want Whitewater township to remain as is - it is beautiful - we dont need over crowding on our roadways or lakes. we have plenty of commercial development within minutes - please keep it rural and clean and beautiful

need to require much bigger landscape buffers around any new developments

zoning is extremely important but without enforcement it is simply rules on paper without teeth

Old M-72 Corridor next to post office is quite the eyesore for anyone looking to locate to this area, Even for us locals ! This needs to be cleaned up immediately. How can US allow such a mess in our township?

i feel short term rentals are good for our tourist bases economically. There should be a form of licensing to have a form of accountability to deal with noise, parking, etc. problems

thank you to those people in our township (board members elected officials volunteers) that work hard everyday to make whitewater township a pleasant and welcoming community

Short term rentals add economic incentive to beautify and preserve rural character

keep property taxes low

Would like a facility that could do a dual purpose - such as a hall for events like reunions, weddings, baby showers, meetings, conferences that could also serve as a location for food trucks, farmers market, a place for locals to gather to visit, have coffee, play cards, host craft shows.....(indoor outdoor space)

clear up downtown williamsburg - junk;

Would like to see Skegemog point rd resurfaced

I am ashamed of the behaviours and i see the board exhibiting at meetings. I have observed on zoom... very unprofessional. It is embarassing to see our leaders trating each other like that.

I would love to see growth. TC is growing rapidly out west and we need to catch on but have more controlled growth

Eliminate Gravel Road

I don't understand the hubbub over cannabis products. Agriculture is agriculture. We grow corn for whiskey, Hops for beer. Apple for hard cider.

I don't live there, so I don't have no answer for this

Good job. Happy that thought went into this

Road important in my area #2 North of town

I love the open spaces in Whitewater Township. It is important to keep as many as possible, it is why we live here.

The township should allow more development along M72 - not good for housing

a safe traffic flow with enforcement and signage

Thoughtful planning vitally important to reestablish village quality of Williamsburg If we do not plan well likelihood of becoming a corridor on M-72 much like M-37 south of TC

There is no Williamsburg identity to differentiate with surrounding city/townships. As the area grows common "illegible" and development should focus on green space and lake protection - not prohibition, but items to protect landowners' rights - shore retention - road development repair - Skegemog Pt Rd - a crisis rd

Everyone (or nearly) pays too much in taxes. Let people buy and use the land they want or need

Road conditions are a concern with regards to bikes and car sharing

unlicensed cars sitting around homes, looks terrible

maintain good roads

Do not allow any marijuana facilities of any kind. Hammond Rd - TC - stinks

Does the township publish a list of parks/trails/recreational facilities?

If a downtown is redeveloped and grows, law enforcement would be an option to be considered in the future

Township Board should go to conflict resolution therapy and act as professions. You took an oath you swore to uphold

I believe in using tax dollars for needs. If there is extra \$ do extra things. I do not support giving local or federal governments more \$ ever. Not responsible with what they have

Time limit (24 month) on building permits - size limits on very large homes, especially in existing neighborhoods

high speed internet to everyone in twp

The property by the post office needs to be cleaned up. There are too many abandoned boats and vehicles

I think sign size for business needs to be reevaluated. Way too small at this time

I live in the village and there is a house down the street that makes the whole town look bad - junk vehicles and poor maintenance. It would be wonderful to see the area freshened up/small businesses come in, much like Alden

Lower speed limits on paved roads i.e. Deal Rd. Need a mailbox that is south of M-72 near the township hall would be a good place.

Road repair - yes I would support paying

Fix the roads. Cook Rd is a mess. Pave the road to the boat and park and boat launch.

I think this survey covered a lot of good topics and concerns within the community

Where do you live? Williamsburg/ Where is that? Between Acme and Kalkaska. Oh! I've heard of those 2 towns. No one has heard of Williamsburg. Let's be notable for something besides fields of nothing...food for thought

Rural character and a quiet safe living environment should be maintained. No need to develop stores, services and opportunities that already surround us. It's a short trip to virtually anything we need, it's unnecessary and unwise to ruin our area just to duplicate what's available.

Communications with tribal projects and they seem too disconnected

Please consider paving Broomhead Road from north to the parking lot area of Sand Lakes Quiet Area. The road is dusty, gulleyed and frequently traveled.

Would like to see people clean up homes so they can and create a place to go to - Village to PO, coffee shops - boutique

no new regulations or zoning rules

A deep dive into alternative energies are crucial and by no means should twp allow such without an abundance of education (real education) before proposing such. For Acme - it's a mistake in the making

Some type of control over people's yards and the amount of junk-trash allowed

Please clean up the "downtown" it is like hoarding village; Please repave the parking at the post office. Thank you

Follow up and accountability of laws and regulations; Health and safety of people and nature are primary

Overall I'd like people to be free to do what they want with the property they own

EXISTING LOCAL ROADS AND STREETS NEED TO BE MAINTAINED BY THE TOWNSHIP AND WE WOULD SUPPORT HIGHER TAXES TO ACCOMPLISH THIS ADEQUATE ROADWAY INFRASTRUCTURE SHOULD BE A HIGH PRIORITY OF THE TOWNSHIP AS IT BENEFITS ALL RESIDENTS!

Lack of high speed internet limits growth, site ability property values

what happend to all the pandemic that was supposed to improve the boat launch; High speed internet out supply road needs to happen, our only choice is AT&T and its terrible

I think its really important to know how many residences are owner occupied all year round makes a difference as to need/desires. Question is a little vague

Skegemog Point Rd is a disgrace and a hazard. The road condition is completely unacceptable. The road has been in a state of extreme disrepair for at least 10 years and should be re-paved immediately.

Development should be isolated along the M72 corridor "illegible" on Williamsburg historic area. Development of dense housing complex should be avoided at all costs. Rural agricultural and forest preservation should be the priority, with large acreage parcels

better roads

I really wish that the township would regulate and enforce rules concerning businesses storing materials and people with 3 boats and 2 campers parked in view

Thank you all for your work

Pave Crisp Rd

I think a small commercial hub in Williamsburg would be fantastic

good roads

good roads

We need to encourage development that both improves the economy and property values

Really want 1 or 2 close eateries. I want to see downtown restored with small bar and grill or reinvent Mr. C's

get the clerk to stop fighting with everyone

Why don't you have a road millage? The roads are horrible

Our community is not welcoming to new members - take too long to address issues

If all of us must clean up our junk. How about the mess by the "illegible" office

Clean up the blight in downtown Williamsburg. Clean up un-licensed vehicles from township. Whitewater park is a gem - improve it and park rd.

I think the survey was very thorough and very interesting

Limit size of single family dwellings on lakes and waterways. Halt recreational drug production, vending and promotion (billboards)

We don't need any more cannabis facilities or hop growing. Also to limit the square footage of residential homes on the lakes

I would like less government overreach

We desire to have a collegial atmosphere on the board in a business-like manner. Without personal and political influence.

Attention to roads and maintenance - willing to support

regulate and enforce environmental concerns. For instance - no deep injection wells and farm and production practices harmful to neighborhood

Ordinances need reviewed/updated. "Noise" should have an exception for lawn care equipment similar to Traverse County. I would love to see something done to support a restaurant at old Mr. Cs..... and other restaurants in the townships

No cannabis operation/retail or growing

Clean up of main street by post office, houses, yards, etc.

Free or reduced fees at white water township park

Clean up of main street by post office - yards, houses - get rid of the junk

Zoning "illegible" update, protect the lakes

Carnes Rd is public access point to Elk Lake and is in desperate need of repair. Too many pot holes. Need to focus on affordable living for younger adults who want to work and raise a family here. Elk Lake is a valuable natural resource and needs to be protected and patrolled.

I oppose more development or expansion of Williamsburg. This is a rural area and it should not grow into a city

This area is becoming a huge equestrian destination. The money and benefits will/can be brought to our area is enormous. There should be a focus and priority in catering to the equestrian community as it would benefit all community members in many ways in the long run. Smart thinking, and huge opportunity to take advantage of.

Short terms rentals allow for homeowners here to capitalize and reinvest the money to make the property nicer. I am unaware of any negative consequences of short term renting as most tenants visiting horse show or enjoying agro-tourism in the area appreciate the rural character.

I'm a little indifferent as a nonstate resident and as a seasonal resident obviously I pay a higher tax rate and yet I would not benefit to the same extent as a full time resident to what I'm proposing. Therefore I would give greater weight to the suggestion of a full time resident. I am however a big proponent of community, recreational activity and based on my age senior care.

Roundabouts at 72 and Elk Lake Rd and 72 and Cook/Broomhead

Please keep the Whitewater Township campground and boat launch open. Make improvements as needed. The boat launch is much needed to access the lake. Improve parking and bathrooms.

A little bit of tourism may be good for the economy; but if there's too much will remove the quiet and quaint feel that quite a few enjoy

N/A

Important to preserve, protect and support the agriculture in our township, the orchards, etc. A good shoulder on Elk Lake Rd and other roads would be a priority with us. Push for fixing our rural roads (Cook Rd, Haley/Bates/Bracket)

Maintain character of rural roads and adopt shoreline preservation setbacks where change in landscape is allowed except to restore wetlands

Too many regulations. Township board is "illegible" by minority opinions instead of what is good for majority. Needs to stop.

Please don't make decisions that will price out our children and locals from living here

Please do not allow short-term rentals. We do not need any commercial indoor plant growing facilities.

Township residents need access to local businesses to decrease the number of times they have to drive all the way to Traverse City or Kalkaska for basic items. Example: a 24/7 ATM (not located inside of a business)

Get the county to repave Angell Road. It is hazardous. House in downtown Williamsburg are an eyesore - clean up should be mandated.

Why wasn't this survey sent to all households in Whitewater Township??

Work to make sure all hunting regulations are observed. Ditto all park and watercraft regs

Fix the roads and keep it rural. When improving Whitewater Park ensure residents don't get turned away at boat ramp due to no parking. My concern is once park gets improvements locals are going to be pushed out by more boat traffic using the ramps.

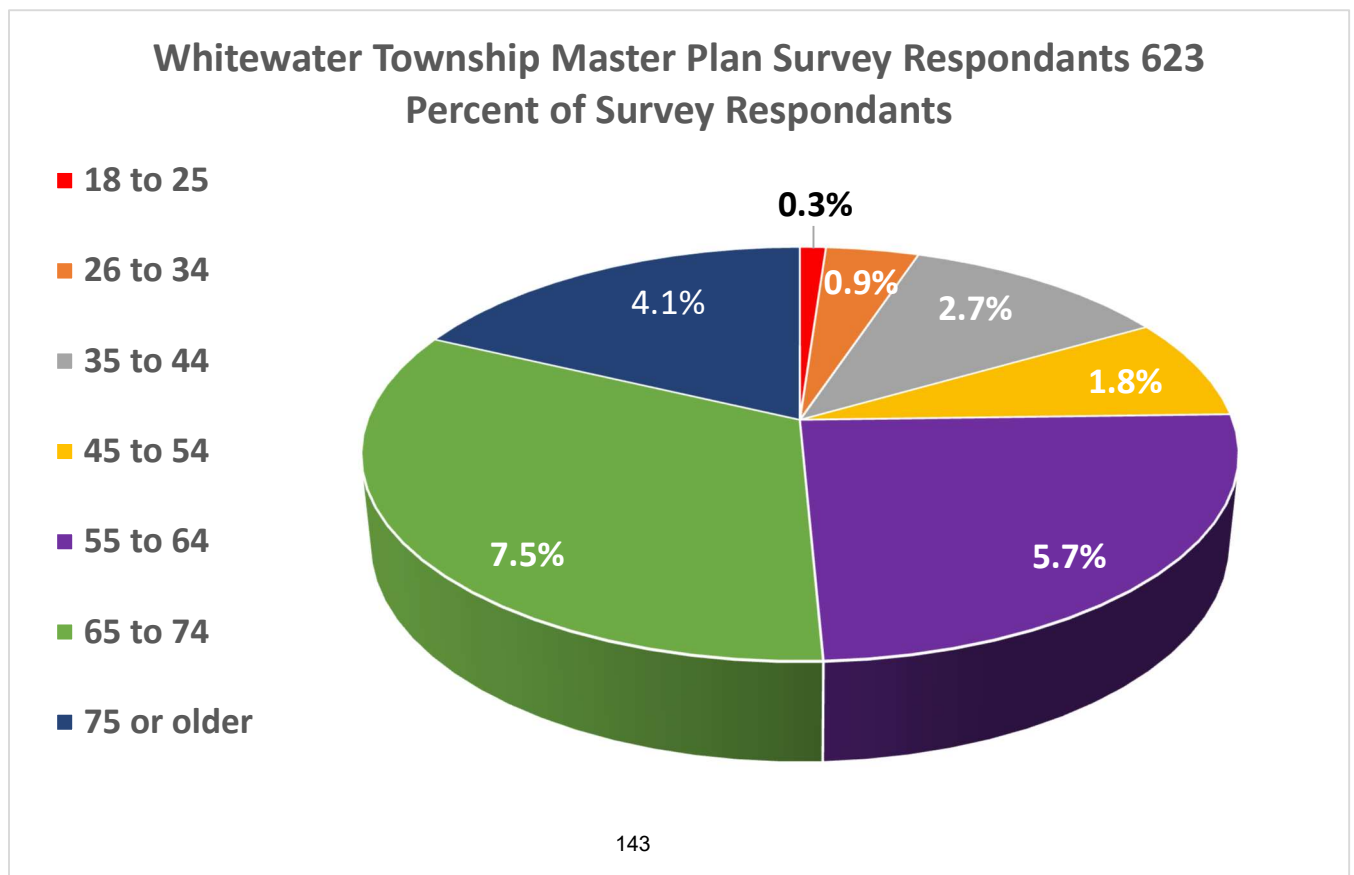
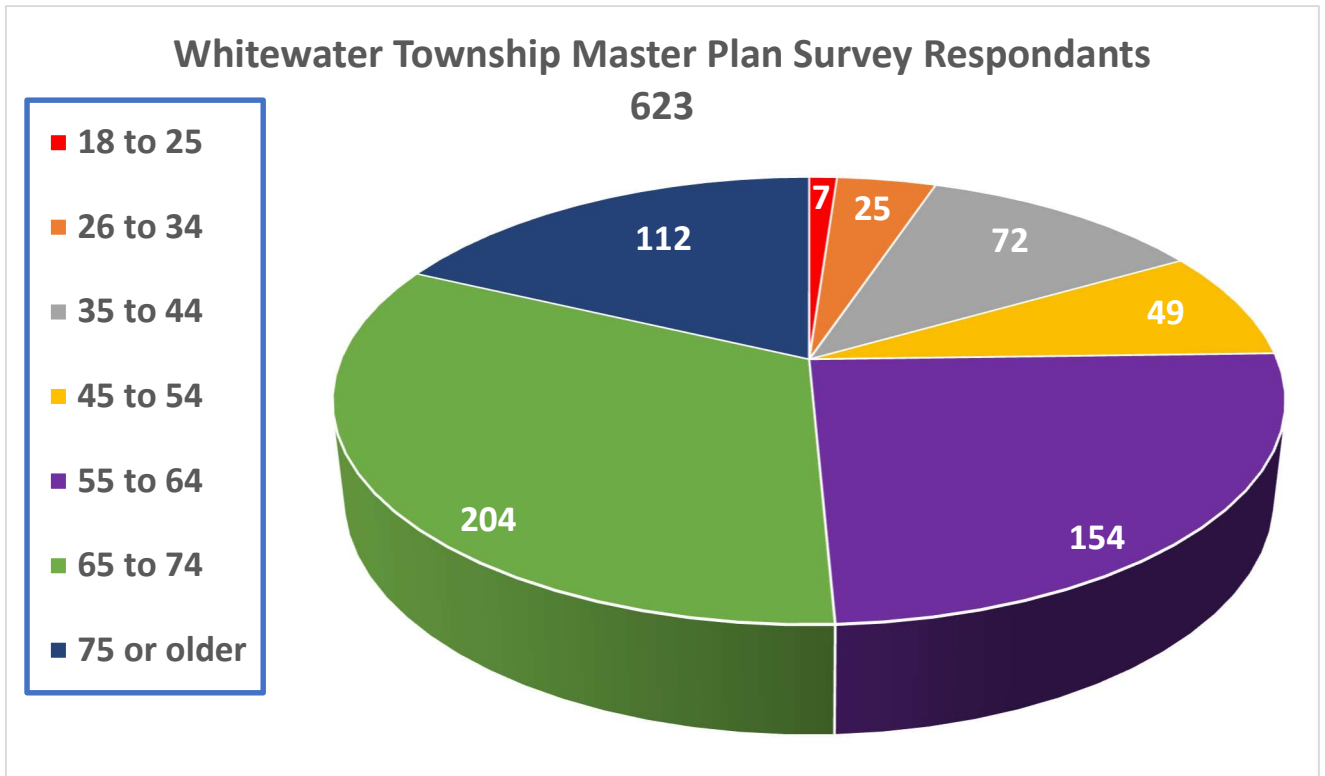
With no controls on who took this survey, your results are junk. The only real survey is a vote. If people aren't petitioning for a change, leave it alone!! Nothing is more important as freedom

fix roads

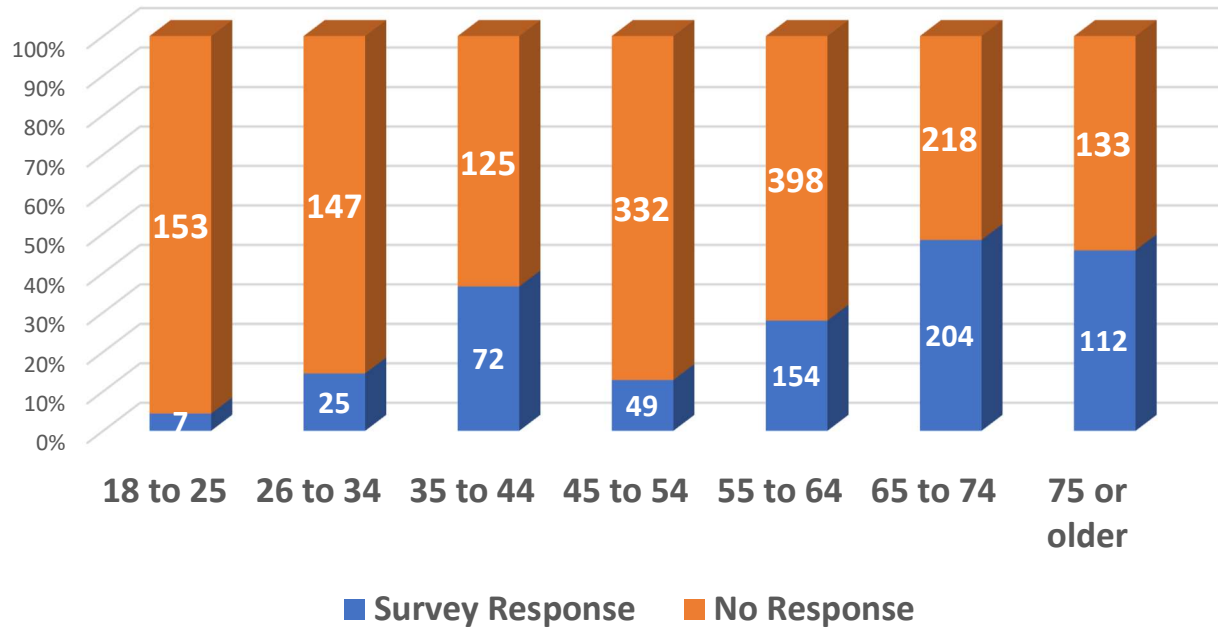
Whitewater Township Planning Commission

Breakdown of Population response to the Master Plan Survey Questionnaire

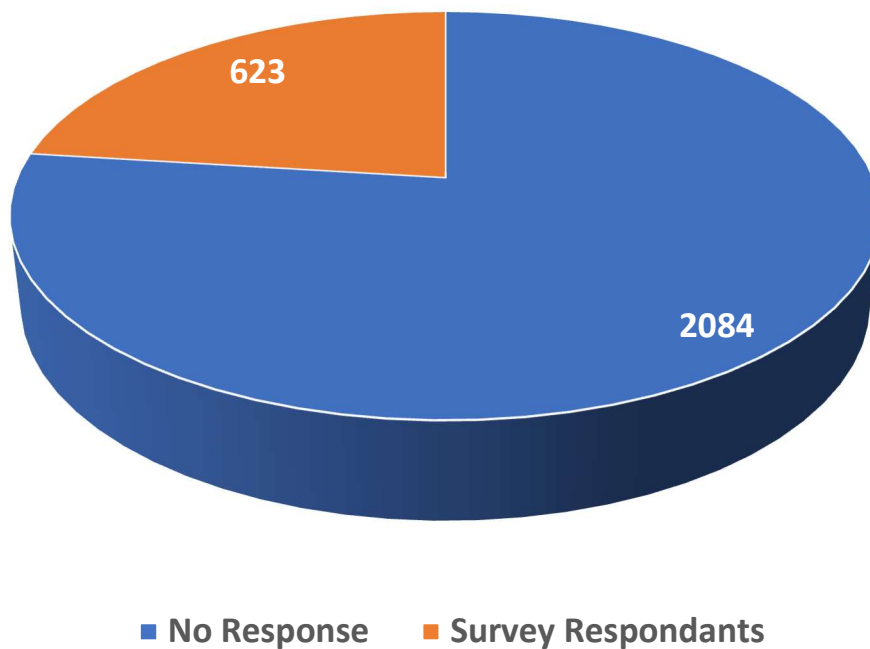
All figures are based on 623 respondents and Township Population of 2,707.



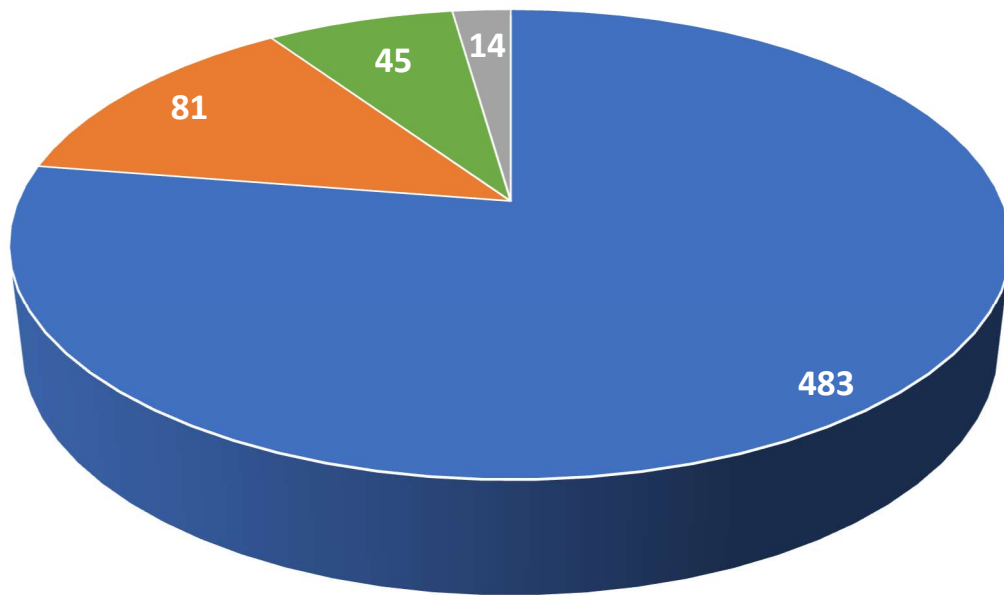
Township Population Compared to Response



Whitewater Township 2021 ACS Population Estimates

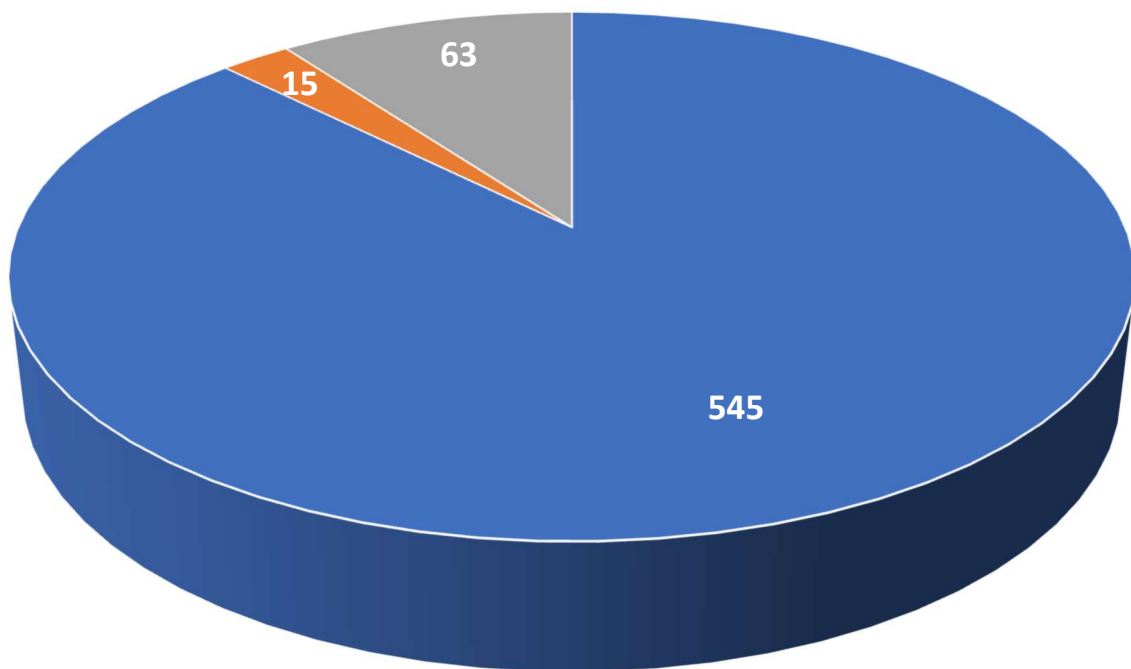


Question 2A - Residency



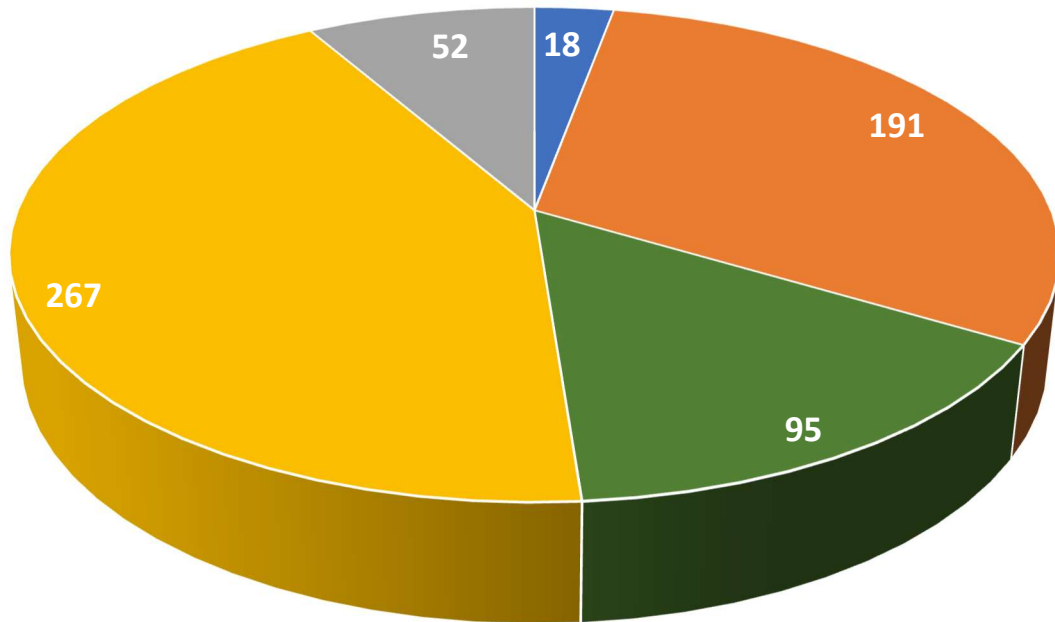
■ Full Time Resident ■ Seasonal Resident
■ Property Owner, not a Resident ■ No response

Question 2B - Property Ownership



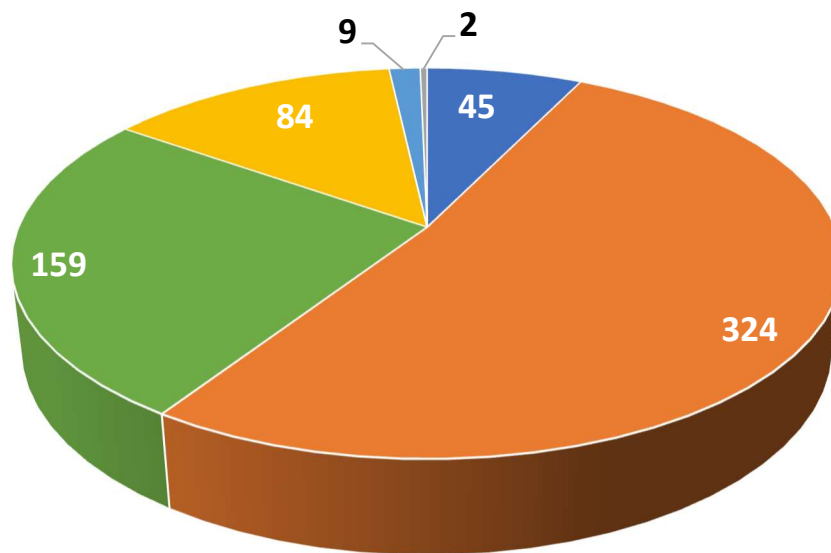
■ Own Property ■ Rent Property ■ No response

Question 2C - Employment



■ Employed within ■ Employed outside
■ Self Employed ■ Not Employed or Retired
■ No Response

Question 3 - Identify which quadrant you live.



■ 1 ■ 2 ■ 3 ■ 4 ■ Unsure ■ No Response

To: Planning Commission
From: Rachel Steelman
Re: ROS Appointments

As of 08/28/2023, 9 residents reached out with interest in learning more about the ROS and/or joining. A few attended the ROS meeting on 08/10. Several had conflicts and/or an inability to commit right now but indicated they will help when and where they can. As such I've kept their contacts handy! 2 indicated they had or would be applying to be on the PC. I recommend appointment of the following two individuals to the ROS:

1. Gary Buczkowski - gbuczkowski.1226@gmail.com
2. Rene Stratton - strattonarchitects@comcast.net

An appropriate Motion would be: Appoint Gary Buczkowski and Rene Stratton to the Resident Outreach Subcommittee.

Barry Hicks <bhicks@liaa.org>

To: Rachel Steelman, Keith DeYoung, lquarters@gmail.com, vickibeam@gmail.com, tlmce@live.com

Cc: Randy Mielnik

Mon, Aug 28 at 4:27 PM

Hello everyone,

This past week on September 24 the ROS met to discuss the layout and content of the upcoming Open House to gain public input for the Master Plan Update. Attached is a memo that provides several details about the open-house and various stations that participants will be visiting.

One additional note I wanted to add that is not in the memo – I did stop by Mill Creek Elementary School after the ROS meeting and was able to connect with someone from the staff at the school (Heather I believe was her name) and she showed me around the facility. I think they have everything we will need that LIAA may not be able to provide, such as chairs and tables, so we should be all set. As I put my “travel” list of materials to bring (such as tape, pens and pencils, sticky dots, and so on) I will let you review it closer to the set-up date and we can compare notes to make sure we are not forgetting anything.

Please let me know if you have any questions and I will continue to work on creating the content for the forms and poster-boards we discussed in the meeting. Just an FYI – I am planning on using a 24” x 36” layout for the standard sized large-scale boards that will be hung-up for people to view.

Regards,

Barry Hicks, AICP

Community Planner

Land Information Access Association

bhicks@liaa.org

(231) 929-3696

www.liaa.org

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Whitewater Twp Master Plan Open House Organization v5.pdf

145.4kB

DATE: August 28, 2023

TO: Whitewater Township Planning Commission's Resident Outreach Subcommittee (ROS)
Randy Mielnik, AICP, North Place Planning, LLC

FROM: Barry Hicks, AICP

RE: **Master Plan Open House Organization (revised 08-28-23)**

The Whitewater Township Planning Commission, and its Resident Outreach Subcommittee (ROS) will conduct an open-house to be followed by a goal/visioning session several weeks later to gain input from residents and property owners regarding updates to the Township's Master Plan document. The Land Information Access Association (LIAA) was hired to work alongside North Place Planning to conduct the open house and goal/visioning session.

At this time, we are requesting that the ROS consider the following information and prepare for discussion at the next meeting (September 15, 2023 at 9am) to review, revise, and develop the open-house scheduled to occur in September.

Open House

Date: Thursday, September 28, 2023
Location: Mill Creek Elementary School (3039 Old M 72, Williamsburg, MI 49690)
Time: 4pm – 7pm

About the Open-House:

The open house is designed to allow stakeholders to come and go as they please throughout the 3-hour period of time. While visiting, they will have the opportunity to speak with representatives from the Township as well as the consultants that will be onsite. There will be six stations set-up, each of which will present information regarding topics that pertain to the master plan update. Attendees can review information, ask questions, engage in discussions about each topic, and leave feedback. The information collected during the open-house will help guide the development of goals and objectives that will be considered in further detail at the goal/visioning session.

Stations:

Notes: all stations will include a comment board to collect both general and specific feedback. Ideally, each station will have at least one representative available for discussion throughout the entire duration of the open-house.

- **Welcome**

The welcome station should be staffed for the entire duration of the open-house. We can collect basic information about participants (if desired) at this location. The staff at this station should

be able to describe the activities taking place at the various stations around the room and encourage participants to stop at each one.

- List all the stations on a large-print poster – summarize what is at each station
- Explanation of What the Master Plan does
 - Why are we doing this?
 - What is a Master Plan?
 - What's next? The process
- List of all the handouts:
 - Help/explanation worksheet
 - Sign-in (with optional email) – there will be another workshop on these topics – would you like to be included on a focus group for this topic?
- Zoning/Land Use Station & P.E.T.(Preserve, Enhance, and Transform)
 - This station will include Zoning, Land Use, and air photo maps to aid as visuals to help collect information. Definitions of the various zoning districts will be included.
 - Sticky dots or markers may be used so that people may identify different areas that they would like to preserve, enhance, or transform.
 - Agriculture/rural character photos will be provided with the opportunity to vote on what these terms mean to the community.
 - Where should certain types of development go?
 - Commercial
 - Higher or lower-density residential
 - Alternative energy (such as solar) – Should this be a specific dot? Alternatively, we could ask where should we not have solar?
 - Scenic and Iconic areas
 - Include a map that can be used for sticky-dots and a general comment board.
 - What are some of the most scenic views from a public road in the township?
 - What other parts of the township do you consider to be iconic – such as a park, trail, business, natural feature, rural spaces – anything you associate with Whitewater Township that you would like to preserve.
- Development
 - Two Boards with air photos/maps – one zoomed-in on Williamsburg and the other includes the entire township.
 - Identify sub-areas that may have different types of development (such as a downtown, cultural center, higher-density residential, agriculture, etc.)
 - Preservation of Trees and rural character/landscaping
 - If 500 new residents were coming to our township, where would you like people to live?
 - Photos to provide examples and compare different looks/styles of development (large-lot residential, mixed-use, conservation/open space subdivision design, commercial corridors, etc.) with some way to vote on styles.
 - We may want to consider exterior lighting and signage.
 - Assure that we respect private property owner rights.

- Infrastructure/Transportation

- What type of non-motorized/trail options would you like to see? Where should they be located?
 - Connections – such as bike trails or walking trails.
 - Extending existing trails?
 - Rail biking – newer industry on existing railroad tracks.
 - Route 35 trail
 - Belle Iron Trail (up bates road to 31) – could we do an extension off of this trail as it is coming out of Acme?
 - Have a Tart Trail map – future extensions (if information is available)
- Share your thoughts on higher-density development for both housing and commercial areas
 - Have some interesting facts about water and sewer connections with Casino – cost study was conducted.
 - Share pictures of historic downtown Williamsburg (if available).
 - Where should this type of development go?
 - What should this type of development look like? Pictures/examples will be available.
- Public Transportation
 - Is public transportation adequate or lacking? If lacking, what could be improved?
 - Is public transportation sufficient in the township? station locations? Is there enough stations? Do we want more?
- M-72 – how should this major thoroughfare look/feel? Are there opportunities to avoid worsening congestion with new developments (such as combining driveways and limiting curb-cuts)?
- Should the township pursue the exploration of a lake-wide septic system?

- Review of 2015 Master Plan Goals

- This station will include a board that lists all the 2015 Master Plan goals and objectives.
- Questions to gain feedback:
 - Do these goals still apply?
 - What has changed since this set of goals was developed.
 - Can the goals be made more specific, and how can/should we measure progress?

- General Feedback

- Some topics that were mentioned in the survey can be discussed at this station.
- Should the township encourage agritourism.
- Should there be further exploration of a lake-front area septic system with septic system inspections.
- Zoning Enforcement
 - Someone should remain at this station to capture thoughts from residents – why is it important to them? Are their primary concern zoning related, or blight related? Do we need a blight ordinance?

- Township Buildings – Should they be updated? (fire department, township hall, community center)
- Short-Term Rentals
 - What impact are short-term rentals having on the community?
- Road construction
 - Understand/explain that most road maintenance in the township is handled by the county or the state (depending on the road).
 - Should the township be more hands-on with road maintenance?
- Land donation for water tower or sewer facility/station? This might be something to discuss now or at the second session.

Staff/Volunteers at each Station:

- Welcome Station – Chairman Steelman and other *Volunteers*
- Review of 2015 Master Plan Goals – *North Place Planning Staff*
- Zoning/Land-Use and PETs – *LIAA Staff*
- Development – *LIAA Staff*
- Infrastructure and Transportation – *Volunteers*
- General Feedback – *Volunteers*

Communications:

- Township will send email a few weeks before the open-house. Treasurer will send the email as the list is not shared (LIAA will not be able to access) – LIAA can help draft an email.
- Posters advertising the workshop will be created and should be displayed at public facilities. Private businesses may choose to display posters.
- The Township will post information about the public input sessions on its website.
- Are there other ways we can communicate with the public?
- Next Steps – ROS responsibilities:
 - Create/distribute flyers
 - Create/distribute road signs
 - Go live on air at the radio station to promote

Goals & Objectives/Visioning Session

This session is to be held in late-October/early November. This session will be a guided workshop that will take participants through the results of the survey and open-house to narrow-down a vision for the community as well as review possible goals and objectives. Participants will be placed in a group at a table with a facilitator to help guide the discussion and gain feedback. More information about this session will be available in the coming weeks.

Ron Popp <supervisorwhitewater@gmail.com>

To: Rachel Steelman

Wed, Aug 16 at 12:49 PM

Rachel - Please see attached.

Ron Popp

Whitewater Township Supervisor

231.267.5141 Ext. 23

supervisorwhitewater@gmail.com

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Response to PC Questions 8.16.2023.pdf

275.3kB

Memo

To: Rachel Steelman Planning Commission Chairwoman

CC: None

Date: 8.16.2023

Re: Response to PC Questions 7.25.2023

Rachel -

The following are responses to questions you posed to the Board for the August 8, 2023 meeting. Thank you to Trustee Don Glenn for providing this material.

Question No. 1 –

During the Special TB Meeting dated 07/18/2023 it was indicated the TB's "practice" has been the TB approves all "Contracts" and "Agreements" regardless of cost. It was also stated, a "Purchase Order" can be approved with two signatures (Clerk and Supervisor) up to \$5,000. The PC requests written clarification distinguishing a "Purchase Order", "Agreement", and "Contract". Likewise, can a "Service" be approved via a "purchase order"? If so, under what circumstances? Please discuss and provide written clarification to the PC Chairperson no later than 08/22/2023.

Response to Question No.1 -

Some services will have an agreement and some will not. If there is a form of agreement, contract, or other instrument that binds the township to some action other than payment then it is a board function. The following is an inconclusive sample of key phrases that may help identify an agreement, contract, or other instrument as noted above: Documents containing provisions for stipulations, terms, terminations, or indemnification.

Can a "service" be approved via a "purchase order"? If so, under what circumstances?" Yes, a reoccurring charge for a service that is usual and customary for the operation of the township, can be approved via a PO. Some examples include; utility bills, equipment rental, small repairs, sewer cleaning, well repair, etc.

Here are a few definitions that may help to define differences between various instruments.

1. **Purchase Order (PO):** A purchase order (PO) is a legally binding document issued by a buyer to a seller. It outlines the specific details of goods or services that the buyer intends to purchase. The PO typically includes information such as the item names, quantities, agreed-

upon prices, payment terms, delivery date, and any other terms and conditions relevant to the transaction. By sending a purchase order, the buyer formally communicates their intention to proceed with the purchase and creates an offer to the seller.

2. **Contract:** A contract is a legally enforceable agreement between two or more parties. It establishes the rights and obligations of the involved parties and serves as a legally binding promise that certain actions will be taken, or certain conditions will be met. A contract can be oral or written, though it's always advisable to have written agreements to avoid potential misunderstandings. Contracts typically include terms, conditions, performance expectations, timelines, and any other specific details relevant to the agreement.
3. **Agreement:** An agreement is a broader term that refers to a mutual understanding or arrangement between two or more parties concerning their rights and responsibilities, even if it might not always be legally binding. Agreements can be informal, such as a verbal agreement between friends to meet at a specific place, or formal, such as a written agreement between business partners outlining the terms of their partnership.

Question No. 2 –

At the Special TB Meeting dated 07/18/2023 it was requested the PC provide an estimate or forecasted cost for the Master Plan project. At this time, we can offer the following: To date, approximately 1/3 (or more) of the Master Plan project has been completed and approximately \$12,000 has been spent (part of this was out of last FY's budget). The next steps are to engage the public through workshop/s which should be considered the most important piece of the project. We are in the planning stages of our first workshop and cannot predict where this will lead. While we could throw figures out, it would not be prudent or wise to do so until we have a better understanding of our community's involvement, topics of interest, and needs. Thus, we respectfully ask to give you a more accurate forecasted cost necessary for completion of the Master Plan project at your October Regular TB meeting. Please provide the PC Chairperson written confirmation of this no later than 08/22/2023.

Response to Question No. 2 -

Preparing a total project cost estimate initially, rather than in steps, offers several advantages. Here are some reasons why it's generally considered a good idea:

1. **Comprehensive Overview:** Creating a total project cost estimate upfront provides a holistic view of the entire project's financial requirements. This prevents the risk of underestimating costs during the initial steps and helps to allocate resources more effectively. Accurate budgeting reduces the likelihood of costly surprises later in the project.
2. **Risk Identification:** An upfront total project cost estimate allows you to identify potential risks and uncertainties that could impact the project's financial aspects. This enables proactive risk management strategies to be put in place to mitigate these challenges before they become major issues.

3. **Decision Making:** With a complete cost estimate, informed decisions about the project's feasibility is essential for making choices about whether to proceed with the project or explore alternatives.
4. **Project Control:** An upfront total project cost estimate serves as a baseline against which actual project costs can be compared. This enables ongoing monitoring and control of project expenditures, making it easier to identify deviations from the plan and take corrective actions as needed.

While there are clear advantages to preparing a total project cost estimate initially, it's important to acknowledge that project estimates can never be entirely accurate due to uncertainties and unforeseen changes. Therefore, regular reviews and updates of the cost estimate throughout the project are essential to ensure alignment with the evolving project reality.

In closing, anytime you or one of your team members have a question on procedure, I am sure any board member would be willing to provide input or assist with additional fact finding.

Respectfully submitted,



Whitewater Township FOIA Coordinator
Supervisor, Whitewater Township

To: Whitewater Township Board
From: Rachel Steelman, PC Chairperson
Date: 07/25/2023



The Planning Commission (PC), requests the Township Board (TB) act on the following agenda items at the August 8th, 2023, TB Regular Meeting:

1. During the Special TB Meeting dated 07/18/2023 it was indicated the TB's "practice" has been the TB approves all "Contracts" and "Agreements" regardless of cost. It was also stated, a "Purchase Order" can be approved with two signatures (Clerk and Supervisor) up to \$5,000. The PC requests written clarification distinguishing a "Purchase Order", "Agreement", and "Contract". Likewise, can a "Service" be approved via a "purchase order"? If so, under what circumstances? Please discuss and provide written clarification to the PC Chairperson no later than 08/22/2023.
2. At the Special TB Meeting dated 07/18/2023 it was requested the PC provide an estimate or forecasted cost for the Master Plan project. At this time, we can offer the following: To date, approximately 1/3 (or more) of the Master Plan project has been completed and approximately \$12,000 has been spent (part of this was out of last FY's budget). The next steps are to engage the public through workshop/s which should be considered the most important piece of the project. We are in the planning stages of our first workshop and cannot predict where this will lead. While we could throw figures out, it would not be prudent or wise to do so until we have a better understanding of our community's involvement, topics of interest, and needs. Thus, we respectfully ask to give you a more accurate forecasted cost necessary for completion of the Master Plan project at your October Regular TB meeting. Please provide the PC Chairperson written confirmation of this no later than 08/22/2023.
3. The attached RFP was originally sent to 5 Vendors and subsequently forwarded to more. Several of the Vendors were unable to provide a proposal due to not having the bandwidth to take on additional work at this time. Two proposals were returned and have been included in this packet for informational purposes as of today, 07/25/2023. The PC will review these proposals at our 08/02 meeting and inform you in writing of our recommendation.
4. The PC Respectfully asks an appointment for Rod Rebant's vacated seat be filled as expeditiously as possible. It is imperative the PC operate at full capacity to complete the tasks before us successfully and dutifully.
5. The PC Bylaws have been updated and are attached for informational purposes.

Cheryl A. Goss <clerk@whitewatertownship.org>

To: Rachel Steelman

Mon, Aug 21 at 2:46 PM

Hi Rachel –

Attached is the Purchase Orders section of the township's Financial Administration policy, as requested.

Hope all is well!

Cheryl A. Goss

Whitewater Township Clerk

5777 Vinton Road, P.O. Box 159

Williamsburg, Michigan 49690

Telephone: 231.267.5141 x24

Fax: 231.267-9020

clerk@whitewatertownship.org

Office Hours: Mon/Tue/Wed/Thurs 9:00 a.m. to 5:00 p.m.

I Pledge Allegiance to the Flag of the United States of America, and to the REPUBLIC for which it stands, One Nation, Under God, Indivisible, with Liberty and Justice for All.

•

Purchase Order Policy.pdf

- Salary resolutions adopted and wage changes approved
- General Appropriations Act adopted (see Appendix B)

4.8 Expenditure Control

4.8(a) Purchase Orders

Any purchase for goods or services, including repairs and maintenance, shall require the issuance of a purchase order signed by the township clerk, or board designee, except for the following expenditures:

1. Utilities and other regular ongoing expenses
2. Postage
3. Payroll
4. Petty cash purchases
5. Travel/meal/lodging/related personal expense reimbursements
6. Insurance
7. Dues
8. Contractual obligations
9. Professional services authorized by the board

A request for a purchase order shall be made by a department head or other designated person and the nature of the purchase shall be indicated. The clerk shall not approve the purchase order unless the account has a sufficient balance.

In case of an emergency, verbal approval may be given by the clerk, with a purchase order to follow within 48 hours.

Any purchase order request exceeding \$1,000 shall require the signature of both the township clerk and township supervisor unless previously approved by township board action.

Purchase order copies will be distributed as follows:

1. White copy to vendor
2. Canary copy filed with quote or bid attached
3. Pink copy and copy of quote or bid filed with paid bill

4.8(b) Written Quotations and Sealed Bids

Any purchase for goods or services exceeding a contract cost of \$5,000 shall require the department head to obtain township board approval prior to being issued a purchase order. Three written quotes shall be obtained unless there is only one known supplier or there is some other compelling reason to do so.

Any purchase for goods and services exceeding an estimated contract cost of \$20,000 shall require the solicitation of sealed bids except for professional services or emergency repairs or services. The supervisor, in consultation with the department head, shall develop bid specifications, which shall be approved by the township board. A department head may request

permission from the township board to waive the bidding procedures when there is only one known supplier or there is some other compelling reason to do so.

The invitation to bid or request services shall be published at least once in the Traverse City Record Eagle newspaper and shall be sent to known vendors or other parties who have notified the township of their interest in submitting bids on the goods or services being purchased. Sealed bids shall be opened at the office of the township supervisor at a pre-announced date and time, and any interested party may be present for the bid opening. The supervisor and clerk, along with the department head, shall be present for the bid opening.

Bids shall be awarded by the township board. The township board has the right to accept or reject any or all bids.

Any board member or department head who has any ownership or other interest in a company submitting a bid shall disclose the conflict of interest to the board, and that official shall not participate in awarding the bid.

4.8(c) Expenditure Authorization

The township shall not be responsible for any obligation incurred by an official or employee that is contrary to the provisions of this administrative policies and procedures manual.

All township officials and employees shall follow the provisions of the Whitewater Township General Appropriations Act. Department heads shall be responsible for monitoring expenditures so as to stay within the budgeted amounts established by the township board.

Department heads shall make a request in writing and obtain authorization from the township board prior to obligating the township for expenditures of the following nature:

1. Contractual obligations
2. Capital expenditures
3. Insurance

4.8(d) Processing of Claims

Requests for payments to vendors shall be documented in writing by a vendor invoice or, in the few instances where no invoice is forthcoming, by a written request by the department head requesting payment. Except for rare exceptions, only original invoices shall be processed for payments, as statements or copies of invoices may result in duplicate payments.

Employee expense reimbursements shall be documented on an expense voucher prepared by the employee.

The township clerk shall affix the account number to the invoice or other payment request and shall initial the document. Initialing the payment request shall indicate all of the following are true: the goods have been delivered or the services have been rendered to the township; the expense complies with the procedures outlined in sections 4.8(a), (b) and (c) of this manual; all

To: Whitewater Township Board
From: Rachel Steelman, PC Chairperson
Date: 08/28/2023

1. You are cordially invited to attend a Special Joint Planning Commission and Township Board meeting on November 9th, at 7pm to discuss The Master Plan and Zoning Project. We will share the progress and answer any questions you have. The goal being to keep everyone in the know and on the same page.

An Appropriate Motion would be; Schedule a Special Meeting with the Planning Commission on Thursday, November 9th, 2023 at 7pm.

2. It is my understanding at least one if not two applications for the PC have been sent in. We are requesting an appointment to the PC be made as expeditiously as possible. We have much work ahead of us and a full team is extremely important.
3. At the August 2nd, 2023, PC meeting we discussed the PC Budget and how it relates to our Master Plan and Zoning Project. Collectively we settled on requesting an additional \$25,000 for Line Item #804, Professional Services, via a Budget Amendment for the following reasons:
 - a. When our PC Budget was created early this year, the Zoning Project had not yet been approved. On 06/22/2023 the contract with North Place Planning, LLC was signed to include the Zoning Project with a cost estimate of \$9,000. In some respects, this project was unfunded.
 - b. We expect to conclude anticipated planned public outreach efforts by December and aim to have a draft master plan completed by the end of the current fiscal year (March 31, 2024). The recent contract with LIAA, and this proposed budget amendment, allows us to maintain momentum with scheduled public workshops before seasonal people leave, while also moving forward on a draft document.
 - c. We do not anticipate the need for any other consulting contracts, or other increases to the professional services budget for the remainder of this fiscal year.
 - d. After the first of the year, we will revisit our budget needs. The Michigan Planning Enabling Act calls for several adoption steps, and a long period of

review and commenting before final approval can take place. There will be some wrap up costs associated with moving this project across the finish line.

- e. The material below shows our expenditures to date and projected costs to the end of this fiscal year.

MASTER PLAN & ZONING CONSULTING SERVICES - PROJECTED FY 2023-24				April 1, 2023 to August 31, 2023		
Date	Account Title	Expense	Budget Balance	Master Plan	Zoning Update	Remaining %
	Professional Services 101-400-804		\$32,000.00			
04/25/2023	North Place Planning	\$900.00	\$31,100.00	\$900.00	\$0.00	97.19%
05/11/2023	North Place Planning	\$825.00	\$30,275.00	\$825.00	\$0.00	94.61%
06/20/2023	North Place Planning	\$975.00	\$29,300.00	\$975.00	\$0.00	91.56%
05/23/2023	Networks Northwest - Prepare Digital Survey (Contract #1 - Invoice 1 of 2)	\$400.00	\$28,900.00	\$400.00	\$0.00	90.31%
07/19/2023	Networks Northwest - Contract #1 Invoice 2 of 2 \$400 + Survey Tabulation Contract #2 Invoice #1 of 2 \$1,207.50)	\$1,607.50	\$27,292.50	\$1,607.50	\$0.00	85.29%
???	Networks Northwest - Survey Tabulation (Contract #2 - Invoice 2 of 2)	\$1,207.50	\$26,085.00	\$1,207.50	\$0.00	86.16%
07/19/2023	North Place Planning (June Inv.)	\$900.00	\$25,185.00	\$750.00	\$150.00	78.70%
08/08/2023	LIAA Contract	\$18,230.00	\$6,955.00	\$18,230.00	\$0.00	22.36%
08/16/2023	North Place Planning (July Inv.)	\$1,200.00	\$5,755.00	\$750.00	\$450.00	19.64%
Total		\$26,245.00		\$25,645.00	\$600.00	

MASTER PLAN & ZONING CONSULTING SERVICES - PROJECTED				Sept. 1, 2023 to March 31, 2024		
Date	Account Title	Expense	Budget Balance	Master Plan	Zoning Update	Remaining %
	Professional Services 101-400-804 BALANCE FROM AUGUST 31.		\$5,755.00			
9/1/2023	North Place Planning (Aug. Inv.) ESTIMATE	\$3,000.00	\$2,755.00	\$1,500.00	\$1,500.00	8.61%
10/1/2023	North Place Planning (Sept. Inv.) ESTIMATE	\$3,000.00	(\$245.00)	\$1,500.00	\$1,500.00	-0.77%
11/1/2023	North Place Planning (Oct Inv.) ESTIMATE	\$3,000.00	(\$3,245.00)	\$1,500.00	\$1,500.00	-10.14%
12/1/2023	North Place Planning (Nov. Inv.) ESTIMATE	\$3,000.00	(\$6,245.00)	\$1,500.00	\$1,500.00	-19.52%
1/1/2024	North Place Planning Dec. Inv.) ESTIMATE	\$3,000.00	(\$9,245.00)	\$1,500.00	\$1,500.00	-28.89%
2/1/2024	North Place Planning (Jan. Inv.) ESTIMATE	\$3,000.00	(\$12,245.00)	\$2,500.00	\$500.00	-38.27%
3/1/2024	North Place Planning (Feb. Inv.) ESTIMATE	\$3,000.00	(\$15,245.00)	\$2,500.00	\$500.00	-47.64%
Total		\$47,245.00	(\$15,245.00)	\$38,145.00	\$9,100.00	-47.64%

An appropriate Motion would be: Increase the Planning Commission's budget line item #804, Professional Services by \$25,000 to complete the Master Plan and Zoning Project.

Cheryl A. Goss <clerk@whitewatertownship.org>

To: Rachel Steelman

Tue, Aug 29 at 11:36 AM

Rachel –

The attached PC budget amendments have been sent to the township board for inclusion under the Consent Calendar.

FYI -

Cheryl A. Goss

Whitewater Township Clerk

5777 Vinton Road, P.O. Box 159

Williamsburg, Michigan 49690

Telephone: 231.267.5141 x24

Fax: 231.267-9020

clerk@whitewatertownship.org

Office Hours: Mon/Tue/Wed/Thurs 9:00 a.m. to 5:00 p.m.

I Pledge Allegiance to the Flag of the United States of America, and to the REPUBLIC for which it stands, One Nation, Under God, Indivisible, with Liberty and Justice for All.

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Budget Amendment - Planning Commission 08.29.2023.pdf

86kB

MEMO

To: Whitewater Township Board
From: Cheryl A. Goss, Clerk
Date: 08/29/2023
Re: Budget Amendments re: Planning Commission

The following budget amendments are recommended.

GENERAL FUND:

GL#	Description	Debit	Credit
101-400-703	Wages	\$ 2,500	
101-400-715	Social Security (Employer)	155	
101-400-716	Medicare (Employer)	40	
101-890-890	Contingency		\$ 2,695
101-400-804	Professional Services	\$25,000	
101-890-890	Contingency		\$25,000

Since Budget Amendments fall under the Consent Calendar, a separate motion is not required to approve these amendments.

Cheryl A. Goss <clerk@whitewatertownship.org>

To: Rachel Steelman

Mon, Aug 7 at 1:34 PM

Rachel –

See updated e-mail below about the Citizen Planner program. Please disperse to the PC. Thank you!

Cheryl A. Goss

Whitewater Township Clerk

5777 Vinton Road, P.O. Box 159

Williamsburg, Michigan 49690

Telephone: 231.267.5141 x24

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From: Reilly, Mary <reillym8@msu.edu>

Sent: Monday, August 7, 2023 1:30 PM

To: Reilly, Mary <reillym8@msu.edu>

Subject: MSUE Citizen Planner- Grand Traverse Region

Hello,

I realized I forget to attach a flyer about the MSU Extension Citizen Planner program last week! I sure would appreciate it if you could forward this on to the appropriate planning official or to Planning Commission and ZBA board members directly. Thanks so much and let me know if you have any questions!

MSU Extension is offering the [Citizen Planner](#) course this fall in the Grand Traverse Region (at East Bay Township). This is a premiere training program for local officials working in the areas of planning, zoning, community and economic development. The six-class series will be held October 4, 11, 18, 25, November 1, 8 from 6 PM to 9 PM, with the ability to make up two classes online if you have commitments for some of these dates. Please share this information with your Planning Commissions, elected officials, or ZBA members.

Cost is \$250 per participant, which covers registration, course materials, snacks, and refreshments. A rate of \$225 is offered for groups of four or more. Scholarships for attending *Citizen Planner* may be available (see attached flyer). **Register by September 20, 2022.** To learn more, download an information flyer, or to register—go to <https://events.anr.msu.edu/CPTTraverseCity23/>

Best Regards,

Mary Reilly, AICP

Government and Public Policy Educator

Michigan State University Extension

395 Third St.

Manistee, MI 49660

Ph. 231-889-4277 Ext. 1

CELL (231) 907-1873

www.msue.msu.edu

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Michigan State University occupies the ancestral, traditional and contemporary lands of the Anishinaabeg – Three Fires Confederacy of Ojibwe, Odawa and Potawatomi peoples. The university resides on land ceded in the [1819 Treaty of Saginaw](#).



Grand Traverse Region 2023 Citizen Planner Program

A Land Use Training and Certificate Course for
Community Land Use Decision-Makers

**Grand Traverse Region
Citizen Planner**
Begins Wednesday,
October 4, 2023
6:00—9:00 PM

Classes held in person at:

East Bay Township Hall
1965 N Three Mile Rd.
Traverse City, MI 49696

**Dates: October 4, 11, 18, 25,
November 1, and 8.**

Citizen Planner is a time-tested educational program proven to be comprehensive without being overwhelming. The program is delivered "locally" to provide a convenient way for busy community leaders to obtain the latest technical knowledge and the proficiency they need to perform their duties more effectively and responsibly.



Citizen Planner Classroom Sessions

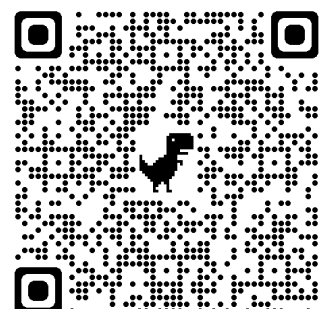
Citizen Planner instructors include MSU Faculty, MSU Extension educators, planners and attorneys. The core classroom program consists of six sessions:

- **Understanding the Planning and Zoning Context** – Learn the legal sources and limitations of planning and zoning authority, and explore your understanding of ethical decision-making.
- **Planning for the Future of Your Community** – Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.
- **Implementing the Plan with Zoning** – Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.
- **Making Zoning Decisions** – Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.
- **Using Innovative Planning and Zoning** – Strategize with placemaking and design-based solutions for local and regional success in the New Economy.
- **Successfully Fulfilling Your Role** – Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help.



Contact

Kara Kelly: cplanner@msu.edu
Visit <http://citizenplanner.msu.edu>.



Traverse City Citizen Planner



MSU is an affirmative-action, equal-opportunity employer, committed to achieving excellence through a diverse workforce and inclusive culture that encourages all people to reach their full potential. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status. Issued in furtherance of MSU Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Quentin Tyler, MSU Extension, East Lansing, MI 48824. This information is for educational purposes only. Reference to commercial products or trade names does not imply endorsement by MSU Extension or bias against those not mentioned.

Classes: Wednesdays, October 4-November 8

Understanding the Planning and Zoning Context

Wednesday, October 4, 2023
6:00 pm—9:00 pm

Planning for the Future or Your Community

Wednesday, October 11, 2023
6:00 pm—9:00 pm

Implementing the Plan with Zoning

Wednesday, October 18, 2023
6:00 pm—9:00 pm

Making Zoning Decisions

Wednesday, October 25, 2023
6:00 pm—9:00 pm

Using Innovative Planning and Zoning

Wednesday, November 1, 2023
6:00 pm—9:00 pm

Successfully Fulfilling Your Role

Wednesday, November 8, 2023
6:00 pm—9:00 pm

Course Location

East Bay Township Hall
1965 N Three Mile Rd.,
Traverse City, MI 49696

Local Contact

Mary Reilly: reillym8@msu.edu

Course Fee

The course fee is \$250 per participant for the complete core program. The fee covers registration and course materials. A group (4 or more) discount is available. Participants that complete all six sessions will receive a certificate of completion.

How to Register

Online registration is available at <https://events.anr.msu.edu/CPTraverseCity23/>. Payment can be made by credit card, check; an invoice is created with registration. Group registration is also available online. A \$45 cancellation fee is assessed if registration is canceled after **September 20, 2023, the registration deadline**.

Grants/Scholarships

A grant program, Risk Reduction Grant Program (RRGP), may be available from your community's liability insurance provider. Michigan Township Participating Plan offers to its municipal members one per community, which covers the complete registration cost reimbursement for completion of the Citizen Planner Program. For more information, please visit us on the web at www.theparplan.com. For member governments of the Michigan Municipal Risk Management Authority (MMRMA), contact **Cara Ceci** at 800-243-1324 for more information regarding grants for education and training through the Risk Avoidance Program (RAP). For municipalities obtaining insurance through Nickel & Saph, Inc. Insurance Agency contact **Stephen R. Saph, Jr.** at 586-463-4573 or stephenjr@nickelsaph.com. Contact your local community liability risk insurance carrier to see if similar grants or similar grants or scholarships are available.

Persons with Disabilities

Persons with disabilities may request accommodations by emailing Kara Kelly (cplanner@msu.edu) two weeks prior to the event to ensure sufficient time to make arrangements. Requests made less than two weeks prior to the event will be met if possible.

Zoning Administrator <zoning@whitewatertownship.org>

To: 'Randy Mielnik', 'Rachel Steelman', 'Cheryl A. Goss'

Sat, Aug 12 at 9:27 AM

Greetings on this fine Saturday morning!

Here's an FYI for some FREE training that may be very relevant while working on the Master Plan.

Why? Because Complete Streets is a required component of our Master Plan

Please feel free to forward to PC members and the outreach committee and anyone else who may be interested.

Thanks!

Bob

From: Robert Hall <za@villageofempire.com>

Sent: Friday, August 11, 2023 2:55 PM

To: zoning@whitewatertownship.org

Subject: Fwd: FW: This week's Edge: Webinars and grant program deadlines

Distribute to Randy - PC? [TRAINING | MP]

----- Original Message -----

From: Village of Empire Deputy Clerk <deputyclerk@villageofempire.com>

To: Bob Chase <ir2chase@gmail.com>, Deputy Clerk <deputyclerk@villageofempire.com>, John Collins <johnpcollins4@gmail.com>, Maggie Bacon <m.bacon@villageofempire.com>, Margaret Ellibee <m.ellibee@villageofempire.com>, Peter Schous <pjschous@yahoo.com>, Phil Deering <Phildeering@icloud.com>, Robert Hall <za@villageofempire.com>, Steve Stepanek <s.stepanek@villageofempire.com>

Date: 08/10/2023 12:51 PM

Subject: FW: This week's Edge: Webinars and grant program deadlines

Training opportunity....

From: Michigan Municipal League <mbach@mml.org>

Sent: Thursday, August 10, 2023 12:11 PM

To: deputyclerk@villageofempire.com

Subject: This week's Edge: Webinars and grant program deadlines



August 10 2023



**Complete Streets/Non-Motorized
Transportation Webinar**

The League is partnering with Michigan's Department of Environment, Great Lakes, and Energy (EGLE) Catalyst Communities Initiative to host How to Incorporate Non-Motorized Transportation/Complete Streets into Planning, a webinar on August 23, 11 a.m.–12 p.m. **Complete Streets** offers an approach to planning that accommodates safe and functional mobility for all types of users, including drivers, pedestrians, bicyclists, and public transportation riders. By increasing options for non-motorized and shared transportation options, communities can improve safety and reduce harmful environmental impacts.

This webinar will highlight how communities can incorporate non-motorized transportation elements and a Complete Streets framework into their planning processes to promote sustainable mobility systems. Click [here](#) to register!



Live with the League

On the next Live with the League, we will be joined by Matt Lehrman, one of the keynote general session speakers at our 2023 Convention in Traverse City. Matt believes when people work together courageously, their potential is unlimited and they will feel connected, respected, and heard. We will also have members of our Lansing advocacy team talk about the state budget and other legislative news. [Register here](#).



UPCOMING EVENTS

August 14

Live with the League

August 28

Live with the League

September 11

Live with the League

September 25

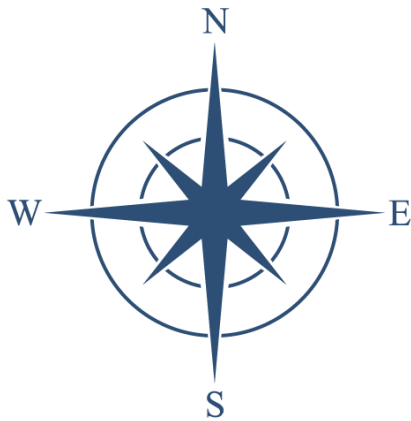
Live with the League

October 9

Live with the League

October 18-20

Convention



**All in One Place – Water
Project Planning and Funding
Clearinghouses Webinar**

Grace Carey, PhD, (MML Foundation) and Christine Spitzley (AWWA/OHM Advisors) are presenting on MI Water Navigator



**Congratulations Herasanna
Richards!**

The League's Herasanna Richards was selected to join the Growing Michigan Together Council workgroup. Richards, a legislative associate for the League, will serve

and funding clearinghouses at an upcoming national webinar. The webinar is co-hosted by the American Water Works Association (AWWA) and the Environmental Protection Agency (EPA). Grace is a program officer at the MML Foundation and runs the MI Water Navigator Program. Christine is a board member of AWWA and is the OHM Advisors Project Manager on the MI Water Navigator team. [Learn more and register](#) for the webinar on September 6.

on the Infrastructure and Place workgroup. People were also selected to workgroups that cover Jobs, Talent, and Economy, Pre-K–12, and Higher Education. In her role, Richards will represent the League and our member communities. [You can learn more on our Inside 208 blog.](#)



[**Share Your Stories**](#)

The Michigan Municipal League Foundation is developing a Consensus Building curriculum, and we need help from our communities. Specifically, we're looking for your stories in two key areas:

1. **Members trying community engagement strategies.** We're looking for both stories of success and stories where the community engagement practice didn't pan out as planned.
2. **Projects municipal leaders were excited about but didn't go according to plan or weren't received as anticipated.** An example would be if a municipality built a community center in a particular neighborhood thinking it would be wonderful for the community, but it hasn't been used as planned.

Please send your stories to Grace Carey at gcarey@mml.org.



UPCOMING DEADLINES

August 11

Office of Rural Development rural Michigan survey

August 23

Complete Streets/Non-Motorized Transportation Webinar

September 15

Convention Early Bird Price Ends

September 29

**Local Grade Crossing Surface
Program grant applications**

September 6

**All in One Place – Water Project
Planning and Funding
Clearinghouses Webinar**



**METRO Act 2023 Distribution
Error and Correction Notice**



16/50 Project Press Coverage

The Local Community Stabilization Authority (LCSA) has begun to notify interested parties of an error in the distribution of the 2023 funding under the METRO Act and the corrective plan. This resulted in some municipalities receiving an overpayment and some municipalities receiving an underpayment of METRO Act funds.

The MML Foundation's 16/50 Project and their Women's Municipal Leadership Program was recently featured in an article by the Rural Innovation Exchange. The article highlights the impact the program has had on Allison Watkins, the village manager of Newberry; Kim Awrey, the city manager of Gaylord; and Haley Snyder, city manager of Albion. Read the article [here](#).

Learn more on our Inside 208 blog.



Convention Registration Reminder

Registration is open for this year's Convention! Register now to secure your spot and take advantage of early bird pricing.

If someone else is registering you, please make sure all desired tours/sessions are selected. Like the mobile tour of the Discovery Center & Pier—an old coal dock getting a second life as a one-of-a-kind barrier-free recreational amenity and community resource that connects people of all ages, needs, and abilities to the Great Lakes.

If you have any registration questions, contact registration@mml.org. For sponsorships, please contact sponsorship@mml.org.

Join us on social media!



Michigan Municipal League Foundation | 1675 Green Road, Ann Arbor, MI 48105

[Unsubscribe deputyclerk@villageofempire.com](mailto:deputyclerk@villageofempire.com)

[Constant Contact Data Notice](#)

Sent by mbach@mml.org

Robert (Bob) Hall

Village of Empire

Zoning Administrator

11518 S. LaCore Street - P.O. Box 253

Empire, Michigan 49630-0253

From: Michigan Association of Planning <avansen@planningmi.org>

Sent: Thursday, August 24, 2023 10:20:57 AM

To: Randy Mielnik <randy@northplaceplanning.com>

Subject: Early Bird Registration ENDS TOMORROW



Planning Michigan Conference
October 4 -6, 2023

Grand Traverse Resort

Early Bird Registration EXTENDED until September 8!

Sponsorships Available [click here](#)

[Register for Conference](#)



2023 PLANNING AWARD RECIPIENTS

Check out this year's recipients! Including leaders, projects, and student work.



Did you sign up for online training?

MAP is phasing out its online training platform. **If you signed up for any of our virtual events since 2020, you must watch them by August 25, 2023. The platform can be [accessed here](#). If you need assistance logging into the platform, [contact MAP staff for your user id and password](#).**



CALL FOR SESSIONS **Transportation Bonanza**

Proposals due August 31, 2023

The 15th Annual Transportation Bonanza is February 15, 2024 at the Eagle Eye Golf Course in Lansing, Michigan. Session proposals are due August 31, 2023. [All of the details here.](#)

Michigan Association of Planning | 1919 W. Stadium Blvd., Suite 4, Ann Arbor, MI 48103

[Unsubscribe \[randy@northplaceplanning.com\]\(mailto:randy@northplaceplanning.com\)](mailto:randy@northplaceplanning.com)

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