

DATE: November 28, 2023

TO: Whitewater Township Planning Commission  
Whitewater Township Resident Outreach Subcommittee (ROS)

FROM: Barry Hicks, AICP, LIAA

RE: **Master Plan Goals and Strategies Input Summery**

---

Whitewater Township residents participated in a number of public engagement events. Opportunities included a survey and two public workshops. The survey was conducted in coordination with Networks Northwest and the results are available on the township's website. The following report provides a summary of the results from the public workshops.

Public engagement activities were kicked off in June of 2023 with the launch of a public survey that was mailed to residents. Copies of the survey were mailed to residents and the township received over 600 responses. Survey questions included a mix of multiple-choice questions and open-ended comment questions. Question topics focused on the current and future growth of the township including eliciting opinions about the Town's character and future development. After responses were received, the township worked with their consultants, North Place Planning, LLC, and the Land Information Access Association (LIAA), to develop a series of two public input sessions:

- **Session 1 – Public Open House**

Date: Thursday, September 28, 2023  
Location: Mill Creek Elementary School  
Participants: Approximately 80-100

This session was a walk-through style open house where participants could attend at their convenience anytime between the hours of 4-7pm. Five stations were setup throughout the room each station focused on a specific topic area. Each station was comprised of multiple poster-boards that contained information specific to the topic. They also each had activities that were designed to allow participants to vote on certain questions and leave open-ended feedback.

- **Session 2 – Goals and Strategies**

Date: Tuesday, November 7, 2023  
Location: Mill Creek Elementary School  
Participants: Approximately 60+

Participants viewed a presentation that recapped the results of the survey and the open house. They then received recommended Goals and Strategies that were developed by the consultants that were based on the results of the input received through the public survey as well as the open house. Participants then reviewed the recommended goals and strategies and were asked to agree, disagree, suggest edits, or suggest new goals and strategies. They were also asked to consider which goals they would like to see prioritized highest and to rank each one.

Participants were split into four groups and each group focused on a specific topic area. After group discussions, each group provided a presentation to the rest of the participants to explain their results.

Advertising the public workshop began a few weeks prior to each meeting with announcements on the township's website and on signs placed along major roads throughout the community.

## **Public Open-House**

Participants were asked to provide feedback at five stations set up around the cafeteria at Mill Creek Elementary School. Each station discussed various topics such as zoning/land-use, infrastructure, and development. Below is a summary of the feedback received from each station at the open house.

*\*\*Attached to this memo: Photos of each of the stations from the open house with the results.*

## **Public Open House Summarized results**

### **2015 Master Plan**

- Respect private property rights.
- Encouraging new development.
- Do NOT streamline the permit process – what does this mean? Do residents not like the current the process? What is working or not working in the ordinances or permit process?
  - Identify what ordinances need work.
  - Differentiate between what should be policies vs guidelines.
  - Clarify zoning map.

### **Zoning/Land-Use**

#### **Preserve, Enhance and Transform**

- Downtown Whitewater Township needs some attention – what specifically do we need to address here?
- Corner of Crisp and Moore – traffic concerns, possibly a stop sign needed.
- Petobego Creek Natural Area – some attention needed.
- Battle Creek Natural Area – liked, but might need some attention.
- Whitewater Township Park – liked, but might need some attention.
- Trails in the southern portion of township are liked.
- New development near M-72 and Baggs road – potentially some room for resident concerns.

#### **Alternative Energy**

- A mix of support or dissent for alternative energy, specifically solar fields – concerns about siting and visual impact.
- Some comments about wind energy – similar concerns to solar regarding visual impact.
- Some comments and interest received regarding net-zero emissions housing.

#### **Rural Character**

- Generally, all of the pictures received positive feedback with the exception of the red-commercial/newer looking barn.

## **Development**

### **Housing**

- Most commercial development should be focused along M-72 near Williamsburg Road Intersection.
- Medium to high density residential areas should be near M-72 near Williamsburg. Some votes also focused near M-72 between Skegemog Point Road and Baggs Road.
- Most people favored low-density, single family dwellings on larger lot sizes with some feedback received indicating the need for smaller lot sizes to allow for lower- to moderate-income housing.
- Traditional medium to high density single-family residential neighborhoods as well as higher-density apartments or condos were not favored.
  - NOTE: Some exceptions for higher-density apartments or condos were favored with more green/open space. Lower height (one- to three- story max) would be better than anything taller.

### **Commercial**

- Detached, single-unit Commercial development along the M-72 corridor is preferred.
- Traditional Rural American architectural styling (such as a colonial or craftsman look with gables or hip-roofs and porches), is preferred with materials such as wood or metal siding and roofs.

### **Downtown**

- There is support to develop a more traditional downtown area in Williamsburg.
- Traditional look with seating, pedestrian scale lighting and permeable/transparent storefronts are preferred.

## **Infrastructure**

### **Trails**

- Generally, participants felt the trails were a positive attribute of the township.
- Some comments received indicated there could be better signage at trail heads to help locate and identify trails.
- Bike trails and walking trails could be separated.

### **M-72 and Traffic**

- Participants were overwhelmingly supportive of limiting curb-cuts along M-72
  - Improve safety and reduce the number of opportunities for accidents.
  - Combined curb-cuts for multiple businesses.
- Some concerns around who will pay for these improvements.

### **Facilities**

- EMS and fire facility should use some improvement. Some felt a new facility was needed or a combined EMS/Fire/Town Hall facility could be constructed.
- Public Transportation – while many felt traffic control and safety were a high priority, the integration of more public transportation was not necessary at this time.

- Town Hall - Many comments received indicated the building was in good shape or needed minor repairs. Most felt a new facility was not necessary.
- A resident posed the question as to whether or not there should be septic field inspections on lakefront property. This question was written on the general comment board and received 11 “yes” votes and four “no” votes.

### **General Feedback**

- Support for short-term rentals is split between those opposed and those not opposed so long as there are restrictions or regulations in place.
- The condition and the need for better/more maintenance were mentioned several times.
- Many comments were directed towards enforcing the current ordinances.

## **Master Plan Goals and Strategies Session**

Participants viewed a presentation that summarized the feedback that was received from the survey and open house. They were provided with worksheets that were developed by the consultants that outlined suggested goals and strategies to consider as well as some information sheets to describe some technical planning terms and zoning language in more detail. They were then split into four groups with each group focusing on a specific planning principle. Each group reviewed the suggested goals for their planning principal topic area and considered whether they agreed, disagreed, would suggest edits, or wanted to remove certain goals or add new ones. They then ranked the goals based on how they felt they should be prioritized.

*\*\*Attached to this memo: a working document titled “Whitewater Township Planning Principles, Goals, and Implementation.” This is the document developed by the consultants that is comprised of the recommended goals and strategies.*

### **Session Outline**

The general outline for the session was as follows:

- 7:00 – 7:20pm  
The presentation welcomed participants and discussed the following topics:
  - What is a Master Plan and why are we doing this?
  - Project background, maps, and township demographics
  - Planning Enabling Act requirements
  - Timeline – what is complete, where are we today, what happens next?
  - Explanation of “S.M.A.R.T.” Goals
  - Explain Key Performance Indicators (KPI) – aka “measurability”
  - Explanation of policies and initiatives
  - Review goals developed by the Planning Consultant/ROS
- 7:20 – 7:30 pm
  - Discuss purpose of this evening’s exercise
  - Provide instructions for the groups
    - Ground rules and respect - no criticism or judgement, focus on quality not quantity, and build on each other’s ideas
    - Role of the Moderator

- Role of the “Group Leader/Note-Taker”
  - Explain where/how groups will convene and split up
- 7:30 – 8:10 pm
  - Group activity – appoint a group leader/Note-Taker
  - Review the proposed topic area and associated goals (as provided by the ROS)
  - Ask questions and discuss
    - What are our values (as it pertains to the assigned topic area)?
    - Where are we now?
    - Wouldn't it be fantastic if ...
    - What is liked, disliked, agreed with, disagreed with
  - Prioritize the goals
    - What do we ultimately want to achieve and why?
    - What can we do (resources available) and what will we do (five more years will not pass by without some measurable action)?
    - What is the timeline for each goal?
- 8:10 – 8:20 pm – BREAK TIME!
- 8:20 – 8:40 pm
  - Group presentations – what was discussed and why did you rank each goal where you did?
  - Audience participation – how does the rest of the room feel the group did? Was anything missed? Should we rearrange their rankings? Could be done through round of applause.
- 8:40 – 8:45pm
  - Bringing it all together – recap each group's goals/priorities
  - Discuss next steps in the planning process
  - Discuss how people can still participate – through public hearings/meetings, mail, email, etc.
  - Thanks!

### **Goals and Strategies Session Summarized Results**

The following is the feedback received from the Goals and Strategies participants. The order of the list is the order that the group ranked each potential goal. Goals that were not ranked are listed with bullet-points in front of them after the goals that were ranked. *Italicized* fonts are notes from the groups. Goals that were added or deleted by the groups are denoted.

*\*\*Attached to this memo: the photos of the boards with notes from each group.*

#### **Planning Principle: Respect the Rights of the Township Residents and Property Owners**

1. Have a clear, well-organized, and effective Zoning Ordinance
 

*No comments to revise – the group liked this goal.*
2. ADDED GOAL: Need to have more R-1 zoning and all zones need review

*The township should have more R-1, low density zoning, however, this district should not be located along the streams. Streams should be protected, but may need a new zoning district or overlay district that may make more sense.*

3. Effectively address blight in Whitewater Township.

*Enforcement is key, which includes the ability to enforce. Township should consider different degrees of infractions such as fines for minor offenses and municipal civil infractions for more severe offenses that are enforceable in court.*

4. Reduce future land use conflicts in Whitewater Township

*Do away with cumulative zoning; some districts, such as industrial, should not have single-family homes in them. Minimize the conflicts between such uses. Provide clear definitions of each use in each zone.*

5. Provide effective landscaping and buffering requirements in the Zoning Ordinance
6. Have and maintain effective regulations regarding higher-density residential development

Goals that were not ranked or addressed by the group:

- Have and maintain practical regulations concerning alternative energy facilities in Whitewater Township opportunities to develop a corridor plan for M-72 with the newly created Metropolitan Planning Organization (MPO) and associated potential funding.

#### **Planning Principle: Preserve Whitewater Township's Rural Character**

1. Have regulatory tools necessary to help maintain rural character

*There should be a lot size minimum in low-density districts. This may require additional study by the Planning Commission to determine an appropriate size. The group discussion generally favored a 1 acre lot minimum so that the cost would not be prohibitive to new families or people moving in, but there was some concern about the density of the homes being too great at that level. The group felt the depth to width ration of 4:1 in the zoning ordinance was decent. It was noted that lot size was crucial and the most important goal in maintaining a rural character.*

2. Maintain the rural qualities of M-72 east of Cook Road
3. Eliminate the R-1 Zoning District along the creeks and tributaries
4. Re-evaluate the repeal of Article 27: Regulations for Environmentally Sensitive Areas
5. Create an improved PUD Zoning District that developers are inclined to use
6. Review and update zoning requirements to further support agricultural tourism
7. Develop consensus about the desirability of voluntary or mandatory architectural design guidelines
8. Update the existing "Road Plan" for Whitewater Township

### **Planning Principle: Build a Sense of Community**

1. Attract and encourage redevelopment in the “V” Village Zoning District (North of M-72 and west of Elk Lake Road).

*Expand higher density development to the northwest of Williamsburg utilizing PUDs*

2. Evaluate permitted uses and development standards in the “V” Village Zoning District (North of M-72 and west of Elk Lake Road) to ensure they align with the development concept of a downtown-type setting with small-scale retail, commercial services, restaurants, and upper-floor housing.

*Village general zoning needs to be changed and could include residential as an incidental or secondary use that would encourage a mix of residences and commercial uses. Could also include townhomes.*

3. Encourage investigations into discovering feasible central water and sewer options to support more intensive development in Williamsburg

*Sewer and water would be very expensive. Explore opportunities to partner with the tribe/casino or consider other options to offset cost.*

4. ADDED GOAL – Address Blight

*No additional comment*

Goals that were not ranked or addressed by the group:

- Pursue opportunities to develop a corridor plan for M-72 with the newly created Metropolitan Planning Organization (MPO) and associated potential funding.
- Develop a general non-motorized plan for Whitewater Township
- Create a local community development foundation (CDF) or establish partnerships with existing CDF's.
- Maintain and Develop Partnerships with the Elk Rapids School District

### **Planning Principle: Encourage Economic Opportunities**

1. Pursue designation as a “Redevelopment Ready Community” through the Michigan Economic Development Corporation (MEDC)

*Grants and guidance from the state would be key to developing Downtown Williamsburg as well as other infrastructure needed to support higher density development.*

2. Update the C-1 (Commercial) Zoning District

*Update to protect property rights, improve facades, and improve trees and landscaping.*

3. Update the N-1 (Industrial) Zoning District

*Expand the industrial area or possibly add a second area.*

4. Develop consensus about the desirability of voluntary or mandatory architectural design guidelines in C-1 (Commercial)

*Only should apply to commercial districts, not residential. Add tree and landscape standards, enhance signage requirements and reduce the timeframe for approval.*

5. Address the issue of Short-Term-Rentals (STR) in Whitewater Township

*2/3 of residents say yes to allowing short-term rentals with some kind of regulation; possibly use a licensing system and limit the number each household could obtain.*

6. Define and capitalize on the potential to use existing rail networks

*Could better utilize the abandoned rail track south of downtown Williamsburg.*

7. Invest in township facilities as development catalysts

*School property could be used as a multi-purpose building, such as a shared community center space.*

**\*\*Attachments:**

- *Open House – Photos of each of the panels from the five stations used to collect public input*
- *Goals and Strategies Session – “Whitewater Township Planning Principles, Goals, and Implementation” document used in the workshop*
- *Goals and Strategies Session – Planning Workshop Resource Sheets used during the workshop*
- *Goals and Strategies Session – Photos of the boards from each group*



Attachment 1:

Open House – Photos of each of the panels from the five stations used to collect public input

# 2015 Master Plan Revisit

Green = Yes/Keep

Orange = Not sure/Maybe

Red = No/Do not keep

## Respect the Rights of Township Residents and Property Owners

Respect private property rights as guaranteed by the State of Michigan and United States Constitutions.

Encourage new development in areas with infrastructure that is available or attainable.

Encourage land uses that are compatible with adjacent land uses.

Encourage the cleanup or containment of blighted and/or contaminated sites.

Increase awareness of land use issues and the techniques available to address land use issues.

## Preserve Whitewater Township's Rural Character.

Encourage development that retains or mimics natural features.

Encourage guidelines that preserve the environmental integrity of Township floodplains, wetlands, watersheds and water bodies.

Encourage community sewer and water systems in areas of the greatest environmental need.

Encourage the continuation of hunting, fishing, trapping, and other outdoor recreational opportunities.

What is rural character?  
Support to retain as much more housing.

Encourage  
Community Solar  
Retrofitting  
Health, Energy  
Climate

# 2015 Master Plan Revisit

Green = Yes/Keep

Orange = Not sure/Maybe

Red = No/Do not keep

## Build a Sense of Community

Encourage social and cultural activities for year-round and seasonal residents.

Recognize and preserve the scale and compact nature of the commercial district.

Support and encourage the development and implementation of a recreation plan.

Encourage preservation of historically significant features within the Township.

## Encourage Economic Opportunities

Support property owners who engage in home occupation activities which are in character with the area/neighborhood.

Support business, agricultural production and agritourism.

Streamline the application process for development.

Encourage municipal infrastructure for the benefit of the Township and areas of the greatest need.

Amend the  
Master Plan

Electricity  
Building &  
Transportation

Encourage the  
development of  
the area

How about  
following the  
Good Roads

We need to get  
residents  
involved &  
create a vision for  
the township

Follow  
the  
Ordinances



# Alternative Energy

**GREEN sticky dot**  
Where should alternative energy facilities be located? GREEN sticky dot  
**RED sticky dot**  
Where should alternative energy facilities absolutely not be located? RED sticky dot

**Support Community Sales**  
Rep. John Kelle  
Support community  
Eliminate Sales Cap.

**WWT does not have the space for alternative energy facilities. Visual and environmental impacts would be huge.**

**WWT is a small town. We don't have the space for alternative energy facilities.**

**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?**

Response	Count
I support alternative energy and...	280
I support alternative energy, but I...	100
I do not support alternative...	20
<b>Total</b>	<b>400</b>

**Field:**

Response	Count
I support alternative energy and believe that the environmental benefits outweigh the impacts on the appearance of the local rural landscape.	76
I support alternative energy, but I also want to see basic approval conditions to minimize impacts on the appearance of the local rural landscape.	321
I do not support alternative energy systems in a township like Whitewater.	198
<b>Total</b>	<b>695</b>

**Incentivize bldg electrification of homes. Build Net Zero Homes and Commercial Bldgs.**

**Q8A - Much of the land North of M-72 in Whitewater Township is...**

# Preserve, Enhance and Transform

**PRESERVE** — these are the things that are great — keep them just how they are! **GREEN** sticky dot

**ENHANCE** — there are already positive things happening here, how can we make them even better? **YELLOW** sticky dot

**TRANSFORM** — what could this look like or how could it be better? **RED** sticky dot

- Major Arterial
- Minor Arterial
- Local Roads
- Battle Creek Trail
- Boardman River Trail
- Iron Belle Trail
- North Country Trail
- Sand Lake Trails
- Shore to Shore
- VASA; VASA Marked Singletrack
- State Land
- Parks
  - 1 Whitewater Township Park and Campground
  - 2 Petobago Creek Natural Area
  - 3 "Hi" Pray Park
  - 4 Battle Creek Natural Area
  - 5 Lottie Road Nature Trail
- Community Facilities
  - 6 Mill Creek Elementary School
  - 7 Whitewater Township Hall
  - 8 Whitewater Township EMS



Q14A - Large solar  
(Neighboring Acme  
Large solar or wind  
to the grid and do n  
properties (i.e., sola  
an alternative ener  
thoughts about suc

I support alternative energy  
I support alternative energy  
I do not support altern

Field

I support alternative energy  
I support alternative energy  
I support alternative energy  
I do not support alternative e  
Total



**What else would you like to acknowledge?**

**What else would you like to acknowledge?**

1-acre periods  
in the fig  
Disrupt ~~the~~  
need to maintain  
familiarity so  
as to be able to split  
as they see fit.


...

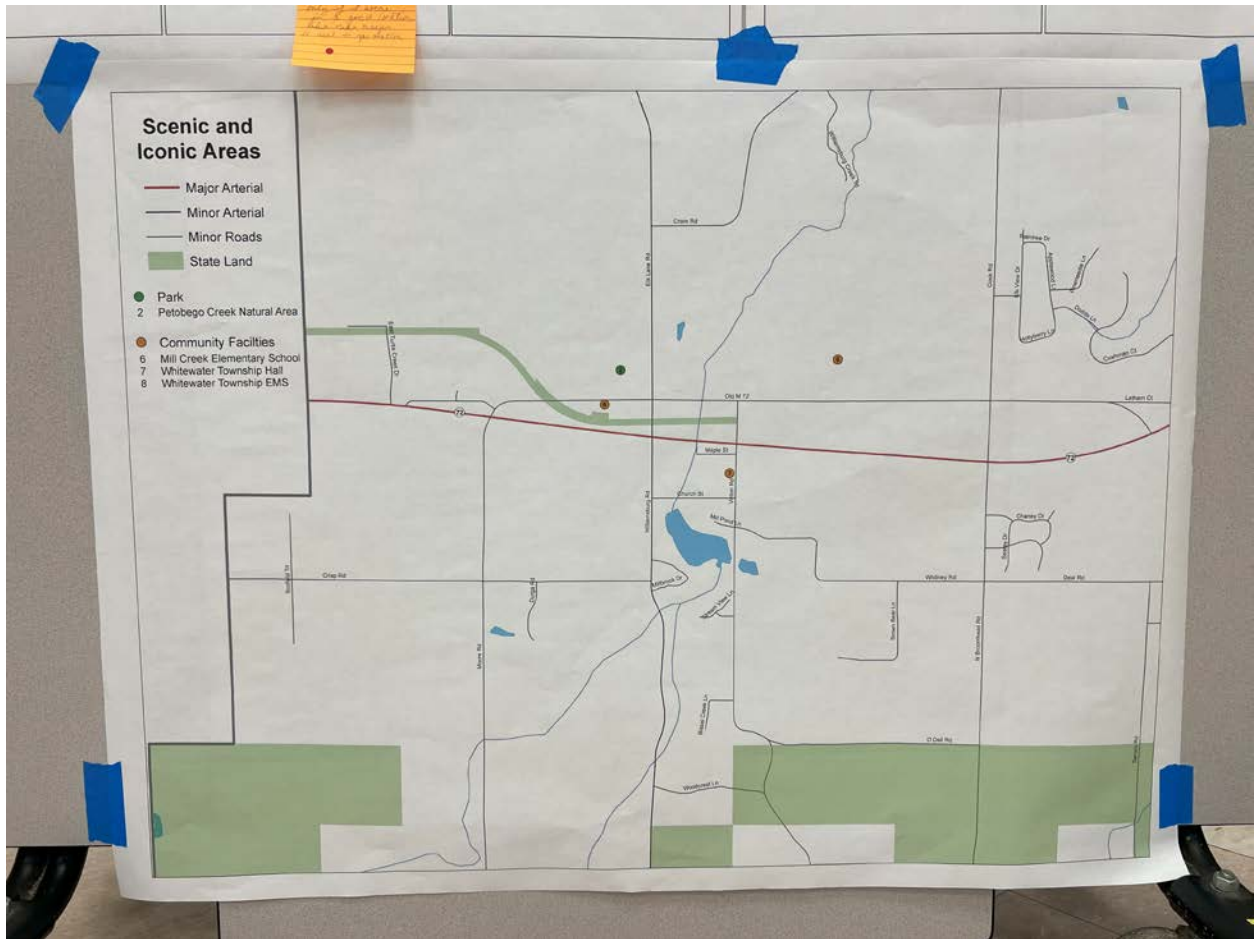
KEEP WHITEWATER  
UNSTEPPED RURAL



Handwritten notes on a blue sticky note:

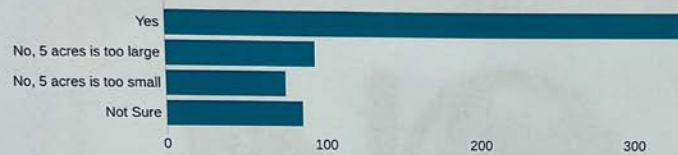
Handwritten notes on a blue sticky note:







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?



Field	Choice Count
Yes	329
No, 5 acres is too large	93
No, 5 acres is too small	74
Not Sure	85
Total	581

Yes. In the  
Recreational  
area it is  
appropriate

The 5-acre  
minimum lot size  
in RC-1 (or  
anywhere in the township)  
discriminates  
against lower  
income people.  
Absolutely should  
be reversed and  
not expanded.



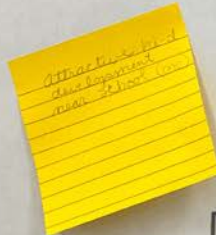
# Development: Location

Where should low-density residential neighborhoods be located? Indicate with a **YELLOW** sticky dot  
Where should higher-density residential neighborhoods be located? Indicate with a **GREEN** sticky dot  
Where should commercial development be located? Indicate with a **RED** sticky dot

- Major Arterial
- Minor Arterial
- Local Roads
- Battle Creek Trail
- Boardman River Trail
- Iron Belle Trail
- North Country Trail
- Sand Lake Trails
- Shore to Shore
- VASA; VASA Marked Singletrack
- State Land

- Parks
- 1 Whitewater Township Park and Campground
- 2 Petobego Creek Natural Area
- 3 "Hi" Pray Park
- 4 Battle Creek Natural Area
- 5 Lottie Road Nature Trail

- Community Facilities
- 6 Mill Creek Elementary School
- 7 Whitewater Township Hall
- 8 Whitewater Township EMS



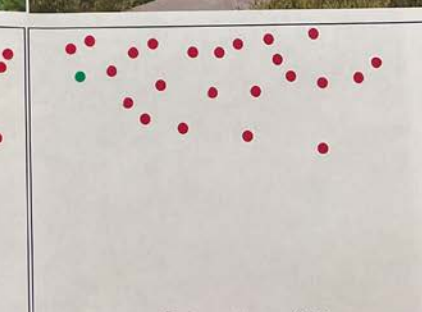
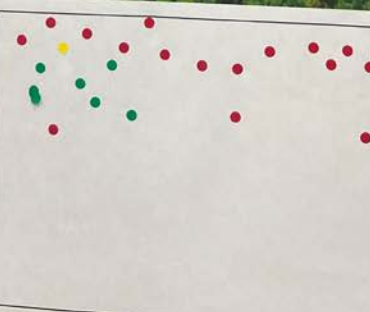
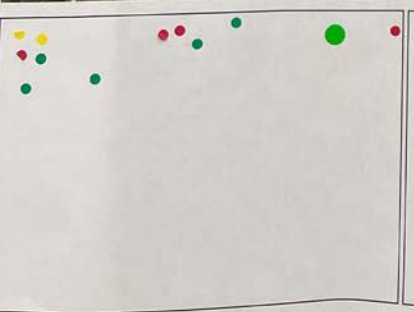
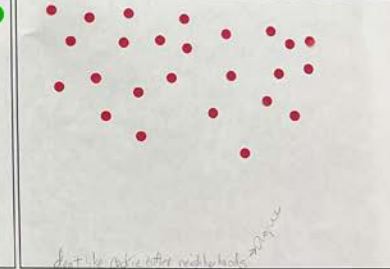
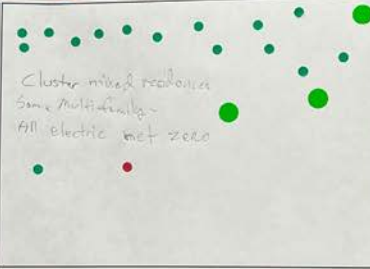
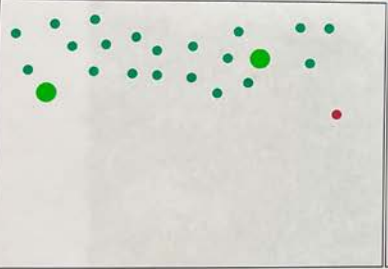
# Development: Housing

The U.S. Census is estimating that the township will gain residents over the next few decades. We also know from the most recent survey that maintaining the rural character of Whitewater Township is important to the residents.

How should the township balance that growth while maintaining its identity?

Imagine 500 new residents move into the township — what would their new homes/neighborhoods look like?

You may leave a comment and explain why you do or do not like certain types of housing options — please keep comments brief so that others have an opportunity to provide feedback. **GREEN** for "Pros" and **RED** for "Cons"



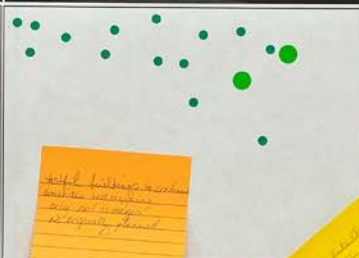
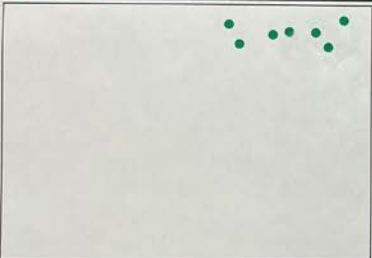


# Development: M-72

M-72 is the most heavily trafficked corridor in the township and it is the only region that would be considered traditional commercial development. It is a major throughfare that drivers pass through on their way to or from Traverse City.

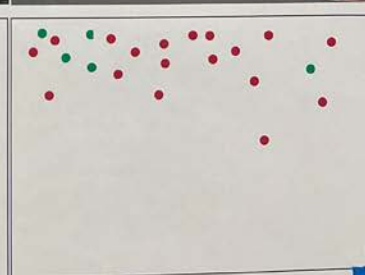
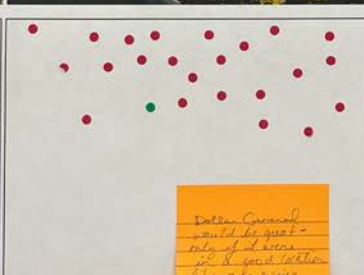
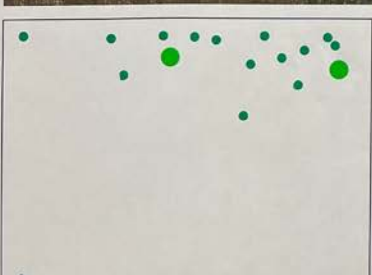
**What should the development in this corridor look like?** Below are some photos that show current buildings along the corridor as well as some samples from other communities. Use a **GREEN dot** if you like it and a **RED dot** if you do not.

You may leave a comment and explain why you do or do not like something — please keep comments brief so that others have an opportunity to provide feedback. **GREEN** for “Pros” and **RED** for “Cons”



Great building, modern  
but the exterior  
is not unique  
not quite planned

Good building, but  
the exterior is not  
unique



Dollar General  
would be great -  
only if it were  
for a good reason  
like a new store  
or not to replace

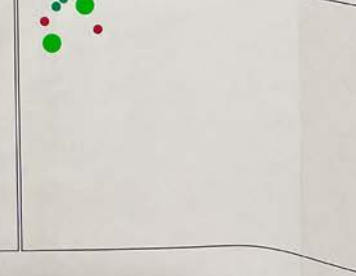
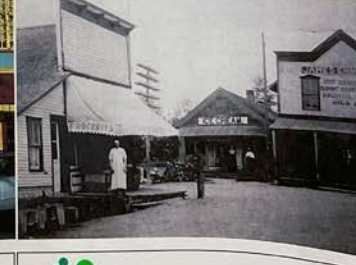
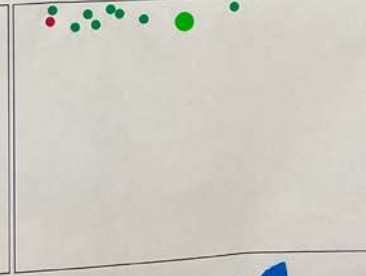
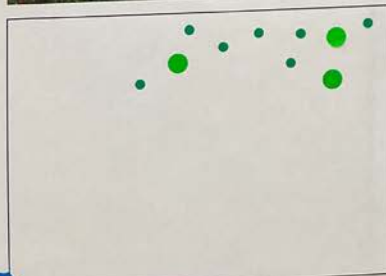
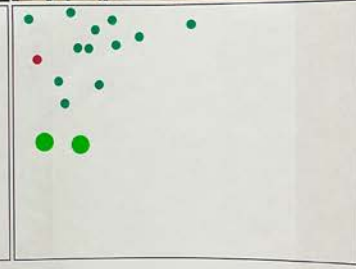
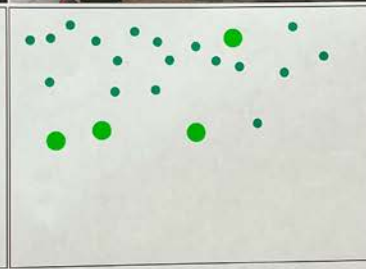
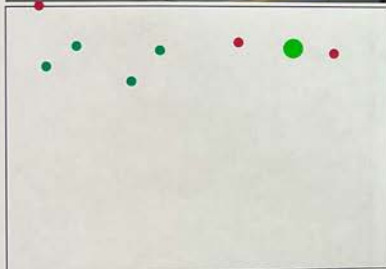
Scenic and

# Development: Downtown

Downtown Williamsburg is located near the intersection of Williamsburg Road/Elk Lake Road and Old M-72. In the past, there was what some may have considered a "traditional" downtown. Residents have indicated there is interest in having a traditional downtown again.

**What should the downtown look like?** Below are some photos that show current buildings along the corridor as well as some samples from other communities. Use a **GREEN dot** if you like it and a **RED dot** if you do not.

You may leave a comment and explain what you do or do not like in any of the pictures — please keep comments brief so that others have an opportunity to provide feedback. **Green for "Pros"** and **Red for "Cons"**



Q1:  
cor  
bul  
star  
red  
sce

Enc

Hand

Enca

rethe

Enca

Enca

Some

Total



# Development Comments

• Focus  
Commercial  
Development  
By M72 corridor  
• No commercial  
Development on  
Cook Road

would like to see  
some requirements for  
access, green space and  
cycling facilities to make  
sure it's a good place to  
live and work

Keep natural elements  
in the landscape of the  
area. Light pollution. Don't  
let the area become a  
commercial development

No commercial  
development on  
Cook Road  
Slowly build  
up the area

• Protect trees  
• No high speed  
on the road

Electrify Everything  
for health, economy, climate

A place for kids  
can engage with  
activities, a walking  
path that leads to  
the school

I think a school  
would be a good idea  
at the end of the  
road. It would be a  
good place for kids  
to go to school and  
play. It would also be  
a good place for the  
community to meet.

at the very least  
there should be a  
park. It's a good  
idea. It's a good  
idea. It's a good  
idea.

Enforce  
clean up for  
people on the  
road.

It would be a  
good idea to have  
a park. It would be  
a good idea to have  
a park. It would be  
a good idea to have  
a park.

Support the  
local business  
and the local  
community.

Bring a Home Depot  
to the area.

Support the  
local business  
and the local  
community.

It would be a  
good idea to have  
a park. It would be  
a good idea to have  
a park. It would be  
a good idea to have  
a park.

Support Community  
to develop energy  
generation & grid

When you think about  
the landscape, it's a  
good idea to have  
a park. It would be  
a good idea to have  
a park. It would be  
a good idea to have  
a park.

2. Bring  
Control short-term  
rentals to provide  
more local housing  
for families who can then  
work locally.

Bring a small  
home town restaurant  
for the area.

Enforce  
STR  
restrictions

## Infrastructure: Facilities



### Fire/EMS

Do you feel the Emergency Services in Whitewater Township are adequate?

Should the Fire/EMS Building be improved/updated?

#### Comments

When chief gets a new car, make it electric.

Not spending too much on a place that's not too good. I'll have to see how it's doing in the future.

No. Not adequate.

Special all emergency equipment on fire building.

I support this. I think it's a good idea. I think it's a good idea.

We need a new Fire/EMS facility.

More space for two high-council cut down before passing.

There's a lot of space in the building. I think it's a good idea. I think it's a good idea.

Upgrade Fire/EMS. Really need entire replacement. Training & construction.

Township needs a new fire hall. I think it's a good idea.



### Public Transportation

Do you feel that public transportation services are adequate?

Currently, there are no bus stops in the township—should there be? If so, where?

#### Comments

Not needed - not a high use township.

Traffic Control is a must! Our downtown needs a Re-do...



### Township Hall

Should the Township offices be improved/updated? What types of updates would improve services?

#### Comments

Current building seems adequate.

Add a library and garden to property.

Building is good. Modernize.

Some adequate cost to much - don't need higher taxes!

Make sure the building is safe. I think it's a good idea.

It's in good shape. I think it's a good idea.

It's a good building. I think it's a good idea.

It's a good building. I think it's a good idea.

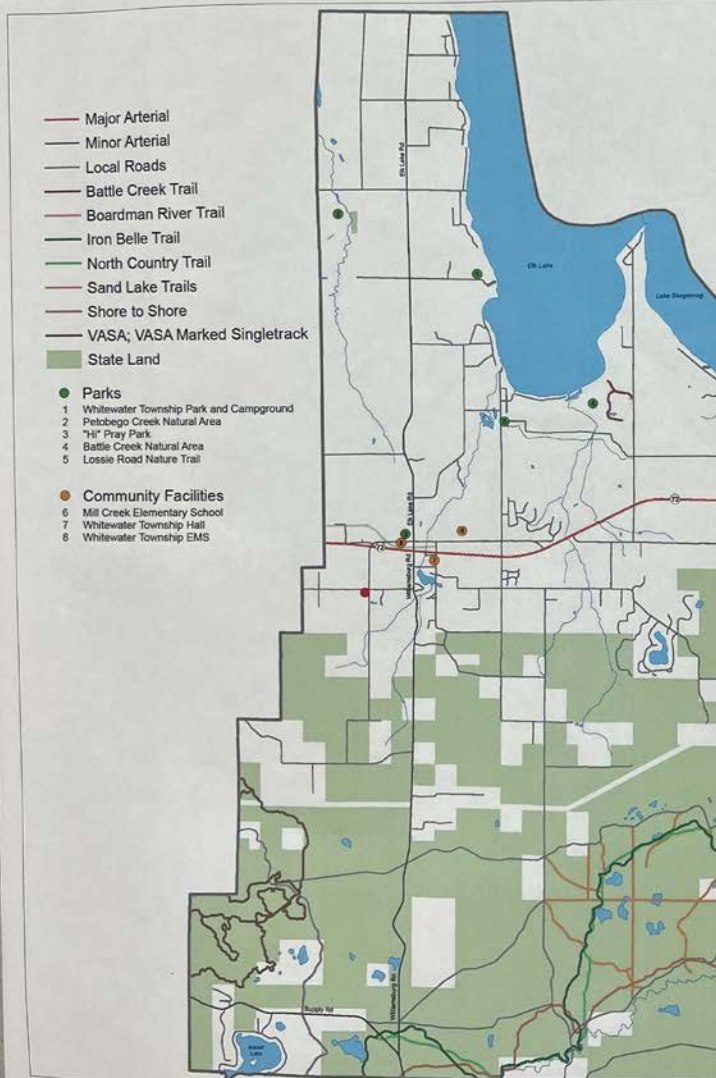
Current township hall was supposed to be a new one. The people should have a top hall that is being properly maintained.



# Infrastructure: Trails

One significant trail in Whitewater Township is the Iron Belle Trail which connects Belle Isle (in the Detroit River near downtown Detroit) to Ironwood in the western Upper Peninsula. The Iron Belle Trail is 2,000 miles long and it crisscrosses more than half of Michigan's counties along two distinct hiking and biking routes. The biking route utilizes many of the state's existing bike paths, bike lanes and designated biking routes as it travels up the east side of the state. The hiking route (which goes through Whitewater Township) utilizes sidewalks, trails, and the 1,000-mile plus North Country National Scenic Trail traveling up the west side of the Lower Peninsula. The trail is still under development and is more than two-thirds complete. When done, it will be the longest state-designated trail in the nation. The west leg of the Iron Belle Trail travels through southern Whitewater Township.

An illustration of all trails in Whitewater Township is provided to the right. It should also be noted that TART (Traverse Area Recreation and Transportation Trails, Inc.) is a local 501(c)(3) nonprofit organization. The mission of this organization is to provide and promote a trail network that enriches people and communities throughout the greater Grand Traverse region. The TART Trail network is within and near Whitewater Township. The Boardman/Ottaway River Trail is a 24-mile trail that crosses Supply Road west of Williamsburg Road.



## What are your thoughts on the trails?

Do we need more? If so, where?

Are the township trails adequately connected to the region?

What facilities need to be added or improved?

Self walking loop  
at township park

River Stream Access Points

would like to see  
trails in areas  
where there are  
many rivers or  
streams to help  
connect to the  
region (like Lake Michigan)  
and

I have never  
heard of the  
Iron Belle trail  
Better signage?  
In some of the  
trails for safety  
-direction-

More bike trails  
for example a trail  
that connects to the  
Tart Trail

\* improve parking  
is a must for  
those pulling campers  
trucks.  
\* trail improvements

Reconnect BCNA to  
Etik Lake



# Infrastructure: M-72

M-72 is a high-speed, heavily trafficked corridor that is the center of commercial development in the township. There are a number of reasons why it is important to consider what infrastructure in this corridor will look like as more businesses change ownership or new businesses are developed.

Combining access drives, also known as driveway consolidation or access management, is a planning and design strategy used in transportation and urban development to improve safety, traffic flow, and overall efficiency. Access management should be carefully planned and executed to balance the needs of various stakeholders, including property owners, businesses, commuters, pedestrians, and local communities. Here are several reasons why combining access drives might be implemented:

**Safety Improvement:** One of the primary reasons for combining access drives is to enhance safety on roads and streets. Multiple driveways or access points close to one another can lead to conflicts between vehicles and pedestrians, create weaving movements, and increase the risk of accidents. By consolidating access points, you can reduce the number of conflict points and improve safety for all road users.

**Traffic Flow:** Multiple access points can disrupt the flow of traffic by causing congestion, especially during peak hours. Combining access drives can reduce congestion and improve the overall traffic flow, benefiting both commuters and businesses in the area.

**Efficiency:** Consolidating access drives can improve the efficiency of transportation networks. When access points are combined or reduced, it can lead to smoother traffic operations, shorter travel times, and reduced delays for motorists.

**Pedestrian Safety:** Access management is not only about vehicles; it also takes into consideration the safety and convenience of pedestrians. Fewer access points mean fewer potential conflicts between pedestrians and vehicles, making it safer for people walking or using crosswalks.

**Accessibility:** Improving access management can enhance accessibility for individuals with disabilities. Well-designed access points can provide safe and convenient crossing opportunities for people with mobility impairments.

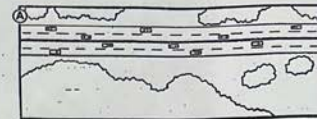
**Land Use Planning:** Combining access drives is often part of a broader urban planning strategy. It can help guide and control development in a way that ensures the efficient use of land and promotes a more sustainable, walkable, and transit-friendly urban environment.

**Economic Benefits:** Enhanced access management can benefit businesses by improving the visibility and convenience of commercial properties. When access points are strategically located and consolidated, it can make it easier for customers to access businesses, boosting their economic viability.

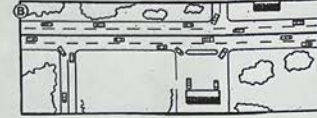
**Aesthetics:** Combining access drives can lead to a more aesthetically pleasing streetscape. It can reduce visual clutter and create a more attractive environment for residents and visitors.

**Environmental Impact:** Reduced congestion and smoother traffic flow resulting from access management can contribute to lower fuel consumption and reduced emissions, which align with environmental sustainability goals.

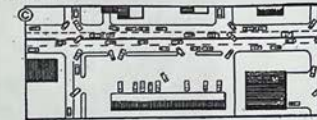
## Cumulative Impact of Increased Roadside Development ...



## What happens when unrestricted development takes place ...



over time ...



Source: Center for Transportation Research and Education, Iowa State University, Iowa Access Management Guidebook, October 2000, p. 19.



Minimum Horizontal Offset Distance Across Street Right-of-Way



Aligned on Driveway Centerline Across Street Right-of-Way



Combined access drives for multiple businesses provide improved safety for motorists. Limited crossing points for pedestrians decreases the opportunity for vehicle/pedestrian accidents. Uniform landscaping and development patterns create an aesthetically improved look.



Unregulated access drives lead to reduced pedestrian and motorist safety by increasing the opportunities for vehicular deceleration and more points of conflict. It can also lead to driver confusion when looking for a drive to access a specific business.

Would you support the township developing regulations to improve the M-72 corridor to assure that it remains safe, efficient, and an economic hub for the township? GREEN for "YES" and RED for "NO"

YES



Is the township going to pay for this? No to Ap. Stock. Should not have to pay for this.

NO



# Infrastructure Comments

Would you be in favor of septic field inspection on lakefront property? •••

••• Yes. Inspect septic fields. Support state wide regulation.

••• Yes, keep our lakes clean.

• NO

Turn Lane all through Business on M72

••• Light @ M72 + Williamsburg Rd needs new sensor and/or flashing red (in automatic lanes)  
(current wait times 3-12 min)

••• Enforce speed limit on Williamsburg Rd. Cus are passing at 40mph in non-passing zones

Are <sup>current</sup> speed limits appropriate in WWT?

• yes

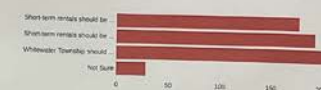
Vinton needs to be slowed to 35 mph.

## Open House Station: General Feedback

# General Feedback

What else would you like to acknowledge?

**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).



Findings

Short-term rentals should be prohibited in Whitehouse Township.

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

Whitehouse Township should regulate short-term rental activity in some fashion (e.g., licensing, zoning, 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

Total

This is a good  
overall  
what we need is  
clear, coherent  
vision of what  
university for  
what are the of a  
important things, why  
our university

RO

Adrian  
P.O. number  
that we do  
not have

Id has to do  
with feelings —  
always feeling  
what it's like.

[illegible]

T.P. meeting  
and being  
Treasurer  
again

LIMIT SIKAT  
TERAKHIR RENCANA!

Plan to electricify infrastructure of transportation and buildings to lower costs, improve health and mitigate climate change.

Don't think you  
will have to  
eat the meat  
part.

you had known  
howling or small  
howls.

Keep in back  
yard for extra room  
for incident bring  
to town.

Fully supported  
the 50k plan  
for Congress 1981

Protestants don't demand  
to take in the property,  
church lands, allow slave  
term hands feeding  
to a free market to all  
who want to learn business  
is a NOT up to the  
Board to take up on that  
right

If you try and lose  
 just two teeth  
 you should  
 lose all teeth!  
 Just two teeth is  
 good for cavity &  
 good for healthy gums

- The  
 - can  
 - can  
 - to  
 - par  
 - com  
 - S-g  
 - by

1. Wiederholung  
 2. Verständnis  
 3. Transfer  
 4. Transfer  
 5. Transfer  
 6. Transfer  
 7. Transfer  
 8. Transfer  
 9. Transfer  
 10. Transfer  
 11. Transfer  
 12. Transfer  
 13. Transfer  
 14. Transfer  
 15. Transfer  
 16. Transfer  
 17. Transfer  
 18. Transfer  
 19. Transfer  
 20. Transfer  
 21. Transfer  
 22. Transfer  
 23. Transfer  
 24. Transfer  
 25. Transfer  
 26. Transfer  
 27. Transfer  
 28. Transfer  
 29. Transfer  
 30. Transfer  
 31. Transfer  
 32. Transfer  
 33. Transfer  
 34. Transfer  
 35. Transfer  
 36. Transfer  
 37. Transfer  
 38. Transfer  
 39. Transfer  
 40. Transfer  
 41. Transfer  
 42. Transfer  
 43. Transfer  
 44. Transfer  
 45. Transfer  
 46. Transfer  
 47. Transfer  
 48. Transfer  
 49. Transfer  
 50. Transfer  
 51. Transfer  
 52. Transfer  
 53. Transfer  
 54. Transfer  
 55. Transfer  
 56. Transfer  
 57. Transfer  
 58. Transfer  
 59. Transfer  
 60. Transfer  
 61. Transfer  
 62. Transfer  
 63. Transfer  
 64. Transfer  
 65. Transfer  
 66. Transfer  
 67. Transfer  
 68. Transfer  
 69. Transfer  
 70. Transfer  
 71. Transfer  
 72. Transfer  
 73. Transfer  
 74. Transfer  
 75. Transfer  
 76. Transfer  
 77. Transfer  
 78. Transfer  
 79. Transfer  
 80. Transfer  
 81. Transfer  
 82. Transfer  
 83. Transfer  
 84. Transfer  
 85. Transfer  
 86. Transfer  
 87. Transfer  
 88. Transfer  
 89. Transfer  
 90. Transfer  
 91. Transfer  
 92. Transfer  
 93. Transfer  
 94. Transfer  
 95. Transfer  
 96. Transfer  
 97. Transfer  
 98. Transfer  
 99. Transfer  
 100. Transfer

team

Allow short term rooted

STR Rentals  
don't respect  
local people and  
their property

Tourists  
Risks  
Spide

Do not support  
Bangs Rd  
development.  
Start to go  
down.

Plans properly, orders the food, the waitress comes, takes orders for the food and, keep order profits in township means it's getting close to total comp.

Don't worry about  
the weather, it will  
be like I am, but we usually

Enforce on-site  
cabin

Let implement a  
Plan to make the  
to downtown a  
real & respectable  
downtown

gr. Kol  
Stamm  
be  
Hilfsamt

All Short term  
Rental should be  
followed  
that is  
Individual Property  
Rents

Thank you for  
ing this!

2. Short-term  
long



## What else would you like to acknowledge?

# ROADS  
\$ are Costly  
Let's ReExamine  
the Process !!

## Zoning Enforcement

This is a good process  
overall  
What we need is a  
clear, coherent  
vision of what we want  
to do for the world  
What are the 4-5 most  
important things driving  
our thinking?

Support Accountants  
and Tax Dept  
MAY 2010 → 2011

Consider  $\vec{v}$  as  
velocity for  
support of  
Argentina  
😊

I do not  
support Energy  
Risk Development  
at Possible Cause

Wieder: Blk lake 12  
in 10 weeks date  
sites

What do you see when  
you see "America"? I feel  
like a great, proud, great  
nation on the main stage  
of the world. I feel like  
I am a part of it. I feel like  
I am a part of it. I feel like  
I am a part of it.

PUT CAP ON  
LAST mile out  
Stargazing Pt Road  
for the road & car  
will not leave  
the whole afternoon

NEED  
DEVELOPED  
PEOPLEBALL  
COURSE

Minimum Prop.  
Size, Low  
Density Housing

Tablets for Asenite  
 15  
 Now, stop everything  
 - PRACTICE!  
 all stuff.

Include non-motorized transportation in road planning.  
Separate physically the most common pedestrian

Quelle: Handwritten  
Handwritten on lined paper.

- Clean up around the Post office
- Support local small business expansion
- Stop all the horse shows people from making are community stop all the events that

Don't Allow  
OWN. TEAM  
RENTALS

- \* cellular processes
  - respiration
  - \* photosynthesis
- \* growth
  - \* cell division
  - \* mitosis
  - \* meiosis
- \* transport
  - from cells and from cells

Ques STR !!



Ph. 2011-11-11

Mass traffic control  
- the daughter who almost  
hit by a driver that pass  
on the right between  
my vehicle & the bus. She  
was the nose of my car  
when the car passed. But  
people pass the stop light  
on the bus all the time

Part: Shared team  
contacts

Our shared efforts  
also to get along +  
conduct themselves  
more professionally.

Orange  
Entertainment  
is  
my Priority  
for  
Xmas

we need to spend  
the best people  
they spend that  
at a relax town.

we need to spend  
aggression!  
aggression!

If you make  
new rules, then  
you go to the  
cell. Don't  
mess with  
me.

Sending Issues

Send your form

Results

To get results on  
almost every day  
anytime, you must  
mastered in  
the study trip

Start from books  
There are people  
who don't like  
the way things are  
around us  
and they are  
the best people  
more into books

horse show which brings  
a lot of money to the area.

place if they have  
to where the chips will  
be sold and not too far  
from the place where the  
money will be used.

STRIP  
NICK  
YOUNG  
CLEAN  
DEFINITE  
?  
EFFECTIVE!

It would be interesting  
to know what % of NW  
residents are experiencing  
a loss in Elk due to the  
skipping.

Thank you for  
having this open  
house & looking  
forward to get you even  
with updated info

1. Health is no bubble  
 We often consider that  
 money and cars are more important  
 than health. They are important,  
 but if you don't have a healthy  
 body, you can't do anything.  
 So, we should take care of our  
 health first. We should eat  
 healthy food, exercise every day,  
 and get enough sleep. Only  
 then we can have a good  
 life.

Great  
Job!

Attachment 2:

Goals and Strategies Session – “Whitewater Township Planning Principles, Goals, and Implementation”  
document used in the workshop

## Whitewater Township Planning Principles, Goals, and Implementation

Ultimately, a community master plan must chart a course for the future. While a community's vision for itself in the future can be expressed in multiple ways, the essential elements of community planning come down to defining where a community "wants to go" and implementation steps describing "how it intends to get there."

The steps to define "where Whitewater Township intends to go" began by revisiting the goals described in the 2015 Master Plan. This review revealed the fact that the four master plan goals (and bullets thereunder) are not goals in a strict sense but rather are general statements about what Whitewater Township values and hopes to encourage. These overarching principles are pertinent to many local planning issues but do not articulate a clear policy or provide actionable steps forward. They can, however, be used as a framework for more specific, actionable goals and implementation steps.

In considering and developing more specific community goals, two major considerations were to view them through the lens of current community attitudes (survey and workshops) and use a framework called "SMART goals" as much as possible. SMART goals help to define clear, realistic, and measurable targets. SMART is an acronym that stands for:

**Specific:** The goal should be well-defined and clear.

**Measurable:** The goal should have criteria for measuring progress and success.

**Achievable:** The goal should be attainable and not impossible.

**Realistic:** The goal should be within reach and relevant.

**Time-bound:** The goal should have a clear start and end date.

Given the development of SMART goals, implementation steps in a community master plan often fall into two general categories. First, policies are developed to help the community respond to future requests for action or provide guidance for future actions as opportunities present themselves. This might include information on how to respond to future rezoning requests. Second, initiatives are developed to define action items that must be completed to achieve something. This might include developing new zoning standards, procedures, or special planning studies to address a key issue. Defined initiatives should be associated with a sense of priority and timeframe.

## Planning Principle: Respect the Rights of the Township Residents and Property Owners.

**Context:** The rights of residents and property owners can be infringed upon in several ways. These include:

1. No one is served by poorly drafted or ambiguous zoning requirements that create confusion, permitting delays, and legal challenges.
2. A lack of consistent zoning enforcement can leave property owners unprotected from nuisances and diminish property values.
3. Blighted areas in Whitewater Township reduce property values and discourage investment.
4. Existing permitted and special uses in various zoning districts may create land use conflicts (i.e., residential uses are currently allowed in the industrial zone).
5. Effective and reasonable landscaping requirements in the zoning ordinance can mitigate visual and noise impacts between dissimilar land uses.

Potential Goals	Initiative	Policy
1. <b>Have a clear, well-organized, and effective Zoning Ordinance.</b> This includes current and future steps to improve the clarity of the existing zoning ordinance so that requirements and standards are unambiguous. This also includes preparing, updating, and adopting a Zoning Map linked to the Zoning Ordinance that plainly defines the boundaries of all zoning districts.	X	
2. <b>Effectively address blight in Whitewater Township.</b> Specific steps include updating the Township Junk Ordinance (38) (and any other related ordinance) as necessary and providing for an effective enforcement mechanism as required to ensure compliance.	X	
3. <b>Reduce future land use conflicts in Whitewater Township.</b> Presently, the Whitewater Township Zoning Ordinance is cumulative (for example, all uses are permitted in the Industrial Zoning District). Specific steps include a review of all permitted and special uses in <u>all</u> zoning districts to ensure that they are generally harmonious and compatible. This is also an ongoing process as new land uses and development trends emerge.	X	X
4. <b>Provide effective landscaping and buffering requirements in the Zoning Ordinance.</b> Specific steps include reviewing and updating existing landscaping requirements, particularly regarding buffering, lighting, and noise for land uses that may have off-site impacts.	X	
5. <b>Have and maintain effective regulations regarding higher-density residential development.</b> Specific steps include a review of permitted density, required open space, parking area locations, lighting, etc. This is also an ongoing process as development trends emerge.	X	X
6. <b>Have and maintain practical regulations concerning alternative energy facilities in Whitewater Township.</b> Specific steps include creating basic regulations to allow for the development of local alternative energy production (solar panels, wind). Such regulations provide safeguards to mitigate off-site impacts. This is also an ongoing process as technology evolves.	X	X

## Planning Principle: Preserve Whitewater Township's Rural Character

**Context:** Residents value the rural character of Whitewater Township and want to preserve it. Additionally:

1. To residents, the area's rural character is the presence of orchards, farm stands, other agricultural land, woodlots and forests, and extended views of undeveloped land across the landscape.
2. Preserving rural character also includes protecting the environmental integrity of the Township floodplains, wetlands, watersheds, and water bodies.
3. Land east of Cook Road on M-72 is largely zoned A-1.
4. There is strong support for agricultural tourism as a broad category of activities that can include roadside 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.

Potential Goals	Initiative	Policy
1. <b>Have regulatory tools necessary to help maintain rural character.</b> Specific steps include a focused effort to identify and evaluate potential new tools to minimize impacts on rural character. Primary options include 1) a focus on permitted density (units per acre to keep housing units more spread out) and/or 2) more stringent requirements on landscape design (home placements, retaining natural vegetation, native plantings, visual blocks, etc.).	X	
2. <b>Maintain the rural qualities of M-72 east of Cook Road.</b> Land next to M-72 and east of Cook Road is now zoned Agricultural (A-1). The policy of Whitewater Township should be to discourage rezoning of Agriculturally-zoned land on M-72 east of Cook Road to Commercial (C-1) or other more intensive development zoning districts.		X
3. <b>Create an improved PUD Zoning District that developers are inclined to use.</b> Specific steps include updating the existing PUD Zoning District to include regulatory incentives. A PUD should be an attractive option, allowing for residential density to be clustered with the preservation of unique environmental and landscape features that contribute to rural character.	X	
4. <b>Review and update zoning requirements to further support agricultural tourism.</b> Specific steps include reviewing existing zoning requirements for roadside stands, farm markets, u-pick operations, and other related activities incidental to farm operations. A zoning amendment would be necessary to align requirements with desirable development activity.	X	
5. <b>Develop consensus about the desirability of voluntary or mandatory architectural design guidelines.</b> Local preferences point toward favoring architectural styles that reflect rural qualities. Voluntary or mandatory architectural design guidelines could be based on survey and open house findings and additional study to articulate desirable features to be included in new construction. This would apply to new commercial, industrial, and multi-family development; this would not apply to single-family residences.	X	
6. <b>Eliminate the R-1 Zoning District along the creeks and tributaries.</b> Presently, land along streams and tributaries in Whitewater Township is zoned R-1 (a higher density and more intensive zoning district than A-1). This encourages more development in areas generally regarded as environmentally sensitive (wetlands/floodplains). Specific steps include rezoning such property to A-1 (like adjacent property).	X	
7. <b>Update the existing "Road Plan" for Whitewater Township.</b> Specific steps include reviewing the current Road Plan in the context of seeking the designation of local roads as Natural Beauty Roads per the Natural Beauty Road Act (Act 451 of the Public Acts of 1994). Such designation provides some protections concerning mowing, use of herbicides, tree removal, etc.	X	
8. <b>Re-evaluate the repeal of Article 27.</b> Article 27 contained regulations for Environmentally sensitive areas (wetlands, steep slopes, shorelines, etc.). This Article was eliminated in 2019. While this article may have shortcomings, some useful requirements should be considered for reinstated in a new zoning amendment. A review of Article 27 is warranted, and a replacement should be considered as necessary to address important issues.	X	



## Planning Principle: Build a Sense of Community

**Context:** Like many small rural communities, Whitewater Township lacks a defined downtown and sense of place common in cities and villages. However, Williamsburg was once a commercial center, but many buildings are now gone. Additionally:

1. Three out of four survey respondents want to encourage redevelopment of Williamsburg, north of M-72, into a downtown-type setting with small-scale retail, commercial services, restaurants, and upper-floor housing.
2. Most, if not all, of the land uses in Williamsburg (south of M-72) are now residential (except for the Township Hall and the Methodist Church).
3. Places for social and cultural activities and interaction (farmers market, car shows, concerts, senior programs, etc.) are limited (except for the township park).
4. The area west of Elk Lake Road and North of M-72 is zoned "V" (Village).
5. Residents point to the need to develop more convenient bike trails and walking paths in Whitewater Township. More non-motorized transportation options in Whitewater Township would help build a sense of community.

Potential Goals	Initiative	Policy
1. <b>Evaluate permitted uses and development standards in the "V" Village Zoning District (North of M-72 and west of Elk Lake Road) to ensure they align with the development concept of a downtown-type setting with small-scale retail, commercial services, restaurants, and upper-floor housing.</b> Steps toward this goal may include preparing and refining land use sketches showing building mass, placement, and parking area locations. This is followed by a zoning amendment(s) to eliminate regulatory barriers to a desirable development pattern.	X	
2. <b>Attract and encourage redevelopment in the "V" Village Zoning District (North of M-72 and west of Elk Lake Road).</b> This might include partnerships with the Michigan Economic Development Corporation and other local or regional economic development entities.		X
3. <b>Pursue opportunities to develop a corridor plan for M-72 with the newly created Metropolitan Planning Organization (MPO) and associated potential funding.</b> Such a plan would identify ways to manage access to adjacent property as it develops to lessen congestion and increase traffic safety. This potentially includes topics such as future signals, roundabouts, access roads, combined access drives, turn lanes, deceleration lanes, etc., and allows for coordinated land use and transportation planning.	X	X
4. <b>Encourage investigations into discovering feasible central water and sewer options to support more intensive development in Williamsburg.</b> Continue to study and support investigations into possible central water and sewer options to reduce concerns over pollution and water supply and to support more intensive development in Williamsburg proper.		X
5. <b>Develop a general non-motorized plan for Whitewater Township.</b> Such a plan defines opportunities for bike and walking trails and creates a list of long and near-term projects that would connect to a regional non-motorized network and community facilities such as parks and schools. It may include paved road shoulders and standalone trails. Emerging partnerships include TART, the Grand Traverse County Road Commission, and the newly formed MPO.	X	
6. <b>Create a local community development foundation (CDF) or establish partnerships with existing CDF's.</b> Encourage and support the creation of a local community development foundation to assist with community projects related to education, environmental projects, or economic development efforts. Such an entity could be a local non-profit corporation, or partnerships with entities such as the Grand Traverse Regional Community Foundation could be formed or strengthened.	X	
7. <b>Maintain and Develop Partnerships with the Elk Rapids School District.</b> A focus on the Mill Creek School is warranted, given current enrollment and facility issues. At the same time, a growing community raises issues about needs such as libraries, senior centers, and related public space needs. Coordinated planning (especially regarding facilities and public buildings) is desirable and warranted.		X



## Planning Principle: Encourage Economic Opportunities

**Context:** Whitewater Township is pro-business and seeks to provide an environment wherein people can succeed economically. Additionally:

1. Whitewater Township has an industrial area (generally south of M-72, West of Williamsburg Rd and east of Moore Road). It is home to several light industrial uses that provide jobs and a local tax base.
2. The M-72 corridor (west of Cook Road) presents opportunities for new commercial development. Residents generally desire smaller building footprints (75,000 square feet or less), mixed uses (potentially retail, services, office, residential, etc.), controlled signage, limited driveways, limited site lighting, and extensive landscaping.

Potential Goals	Initiative	Policy
1. <b>Pursue designation as a “Redevelopment Ready Community” through the Michigan Economic Development Corporation (MEDC).</b> This certification process signals that a community has clear development policies and procedures, a community-supported vision, a predictable review process, and compelling sites for developers to locate their latest projects.		X
2. <b>Update the C-1 (Commercial) Zoning District.</b> Specific steps include reviewing permitted uses, special uses, and development standards (lot sizes, setbacks, and maximum building size limitations align with desired development scenarios). Potential updates in a future zoning amendment align with the community survey results and feedback from the open house.	X	
3. <b>Update the N-1 (Industrial) Zoning District.</b> Specific steps include reviewing permitted uses, special uses, and development standards (lot sizes, setbacks, and maximum building size limitations) to align with desired development scenarios. Particular attention should be focused on uses currently allowed that are not industrial.	X	
4. <b>Develop consensus about the desirability of voluntary or mandatory architectural design guidelines in C-1 (Commercial).</b> Determine if architectural design guidelines (voluntary or mandatory) are appropriate to further rural character in new non-residential buildings in the C-1 Zone. Local preferences point toward favoring architectural styles that reflect rural qualities. Voluntary or mandatory architectural design guidelines could be based on survey and open house findings and additional study to articulate desirable features to be included in new construction.	X	
5. <b>Address the issue of Short-Term-Rentals (STR) in Whitewater Township.</b> Zoning regulations should be clarified, and new / updated regulations should reflect recent survey results and other feedback obtained through the Master Plan process. Any steps forward in terms of new or revised regulations should take into account any legislative changes at the state level.	X	
6. <b>Define and capitalize on the potential to use existing rail networks.</b> The existing rail line west of the post office may present development/redevelopment opportunities for Whitewater Township. This might include new recreation attractions such as utilizing abandoned railways for rail bikes or other forms of transportation. Whitewater Township should encourage and support efforts to use this existing rail bed and right-of-way for purposes that help stimulate redevelopment of this area.		X
7. <b>Invest in township facilities as development catalysts.</b> Township and public facilities (such as EMS, fire protection, township hall, etc.) are necessary to support quality public services. From a planning perspective, there are opportunities to co-locate facilities in ways that help support development and redevelopment. The Township Board, Planning Commission, and School Board should maintain close communication and collaboration to ensure related decisions create synergy, efficiency, and development catalysts where possible.		X

Attachment 3:

Goals and Strategies Session – Planning Workshop Resource Sheets used during the workshop

# GENERAL ZONING INFORMATION

*Like most Michigan Townships, Whitewater has a Zoning Ordinance. It was first adopted in 1972 and it divides the township into 11 Zoning Districts (see map). Each zoning district allows certain land uses. Some uses are “permitted” and some are “special uses.” Special uses require Planning Commission review and approval. Each zoning district has development standards (minimum lot sizes, building setbacks, etc.). These are summarized below:*

## R-1 RESIDENTIAL

**Permitted Uses Such As:** Single family dwellings, parks, churches (less than 5,000 square feet), etc.

**Special Uses Such As:** Bed and Breakfasts, churches (more than 5,000 square feet), Planned Unit Developments

**Minimum Lot Size:** 20,000 square feet

## R-2 RESIDENTIAL

**Permitted Uses Such As:** All uses permitted in R-1, two family dwellings, schools, libraries.

**Special Uses Such As:** All special uses in R-1, Nursing homes,

**Minimum Lot Size:** 12,000 square feet (1 fam.), 22,000 (2 fam.)

## R-3 RESIDENTIAL

**Permitted Uses Such As:** All uses permitted in R-2, two family dwellings, schools, libraries.

**Special Uses Such As:** All special uses in R-2, multi-family dwellings, townhouses and apartments

**Minimum Lot Size:** 12,000 square feet (1 fam.), 11,000 square feet per dwelling unit.

## C-1 Commercial

**Permitted Uses Such As:** All uses allowed in R-1 and R-2, restaurants, offices, retail stores, equipment rental, personal services, daycare, churches.

**Special Uses Such As:** Any use in a building more than 10,000 square feet, drive thru, indoor recreation, multi-family, vet clinics, storage buildings, etc.

**Minimum Lot Size:** N/A

## V Village

**Permitted Uses Such As:** All uses allowed in R-1, R-2, R-3 and C in buildings with a footprint of less than 5,000 square feet, apartments and offices located above commercial uses in mixed-use buildings

**Special Uses Such As:** Permitted Uses allowed in the R1, R2, R3, and C districts in buildings with a building footprint of 5,000 square feet or more, and any use in a building which exceeds 5,000 square feet, and drive-through services, or live entertainment.,

**Minimum Lot Size:** NA

### **N Industrial**

**Permitted Uses Such As:** All uses permitted and as regulated within the Commercial, Village, and Residential Districts, wholesale warehouses, storage warehouses, billboards.

**Special Uses Such As:** Junk, scrap metal, or salvage yards, stock yards, slaughterhouses, rendering plants, meat or pelt processing establishments, heavy industry such as smelters, foundries, heavy industrial stamping operations, all special uses permitted within the Commercial, Village, and Residential Districts.

**Minimum Lot Size:** N/A

### **A-1 Agricultural**

**Permitted Uses Such As:** All uses permitted and as regulated in Residential District R- 2, Farming of all types, including the construction and maintenance of migrant worker's quarters, Riding academies and stables, veterinarian hospitals and kennels, farm markets, private family campgrounds.

**Special Uses Such As:** Commercial Campgrounds

**Minimum Lot Size:** 40,000 square feet

### **RC-1 Recreational**

**Permitted Uses Such As:** All uses permitted and as regulated within R-2, Bed and breakfast establishments providing tourist/vacation accommodations, private family campgrounds, riding academies and stables, veterinarian hospitals and kennels, hydro-electric plants, State-owned conservation lands.

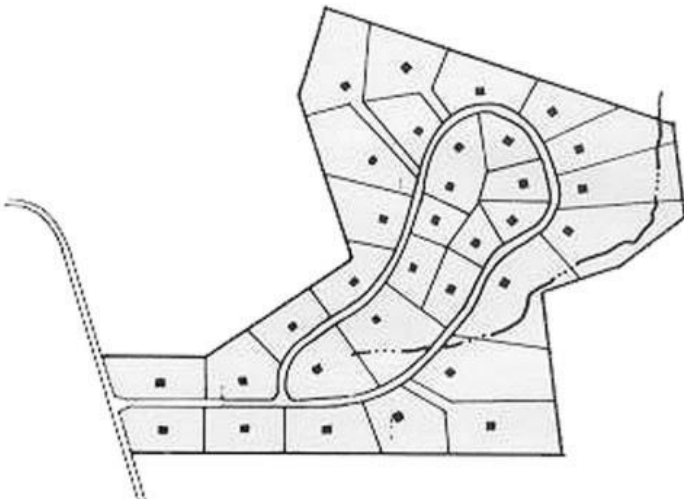
**Special Uses Such As:** Planned Unit Developments, commercial campgrounds

**Minimum Lot Size:** 5 Acres

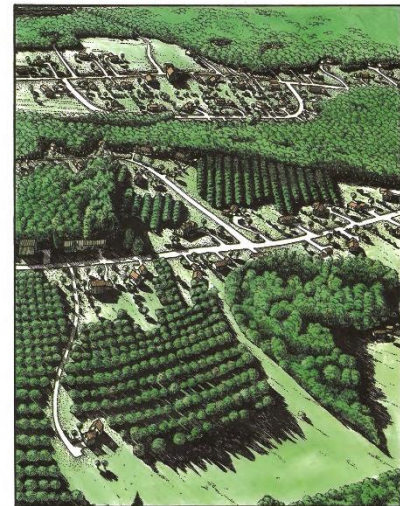
# Planned Unit Developments (PUD)

*A PUD is a broad category of zoning that allows for more creativity in land planning, site design, and the protection of environmentally sensitive lands not possible with conventional zoning and development practices. A PUD can allow for more compact development with common open space making, it easier to preserve environmental and scenic attributes of a site. PUDs often allow for smaller lots on some parts of the site in exchange for permanently preserved common open space elsewhere on the site. They can also allow for mixed uses (different housing types and non-residential uses).*

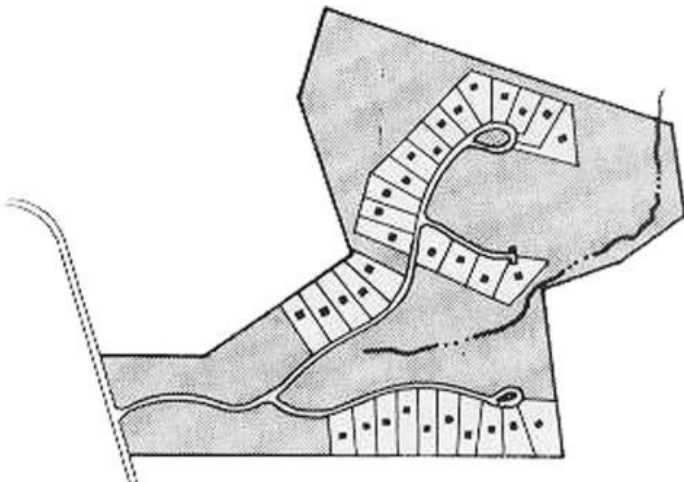
**Conventional Development**



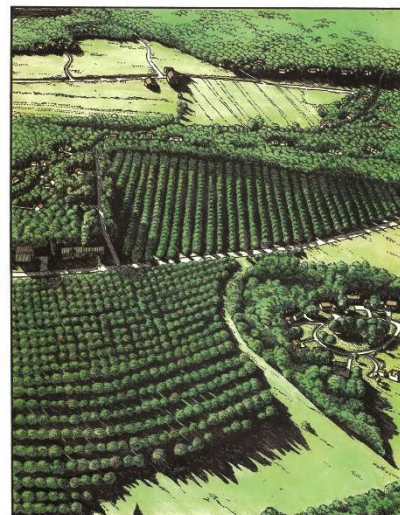
**Conventional Development**



**Cluster Option with Preserved Open Space**



**Cluster Option with Preserved Open Space**



Images: Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development. Lincoln Institute of Land Policy

# REDEVELOPMENT READY COMMUNITIES (RRC)

*Several years ago, the Michigan Economic Development Corporation (MEDC) created a program called Redevelopment Ready Communities (RRC). RRC is a voluntary technical assistance program offered by the (MEDC) to empower communities by building a strong foundation of planning, zoning, and economic development best practices. RRC Technical Assistance (RRC TA) match funding is available.*

*Some area communities now involved in the RRC program include: East Bay Charter Twp., Elk Rapids, Ellsworth, Garfield Charter Twp., Kalkaska, and Mancelona.*

## **Best Practice – 1 (Plans & Engagement)**

Evaluates community planning and how a community's redevelopment vision is embedded in the master plan, capital improvements plan, and downtown plan or corridor plan(s). It also assesses how a community identifies its stakeholders and engages them, not only during planning processes, but on a continual basis.

## **Best Practice 2 (Zoning)**

Evaluates a community's zoning ordinance and how it meets community goals, enables the form and type of development the community is seeking and includes modern approaches to zoning. Zoning is a key tool for plan implementation and obsolete zoning regulations can discourage development and investment.

## **Best Practice 3 (Development Review)**

Evaluates the community's development review policies and procedures to ensure they integrate predictability throughout. Unnecessary steps or unclear instructions increase time and expenses associated with development. Community leaders should look to simplify and clarify policies and increase efficiency to create an inviting development climate that is vital to attracting investment.

## **Best Practice 4 (Boards & Commissions)**

Assesses the tools a community has put in place to strengthen their boards and commissions. Diversity on boards and commissions can ensure a wide range of perspectives are considered when making decisions on development and financial incentives. Being intentional when a community conducts recruitment and orientation for newly appointed or elected officials and board members creates a solid foundation for the community to build upon.

## **Best Practice 5 (Economic Development & Marketing)**

Assess the community's plans to strengthen its overall economic health and market itself to create community pride and increase investor confidence. Today, economic development means more than business attraction and retention. While business development is a core value, a community needs to include community development and talent in the overall equation for economic success.

## **Best Practice 6 (Redevelopment Ready Sites)**

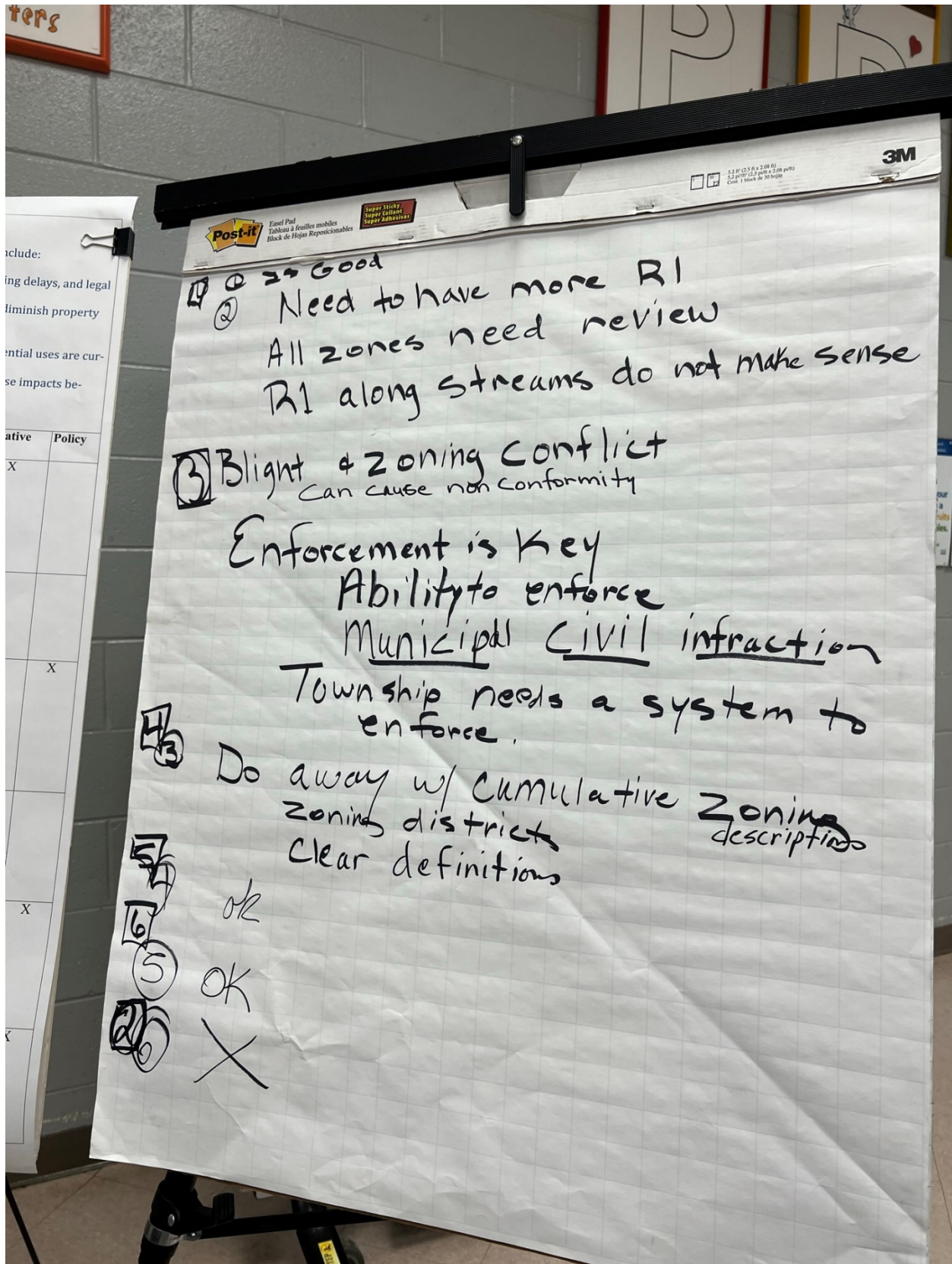
Assesses how a community identifies, envisions, and markets their priority redevelopment sites. Instead of waiting for developers to propose projects, Redevelopment Ready Communities identify priority sites and prepare information to assist developers in finding opportunities that match the community's vision.

Attachment 4:

Goals and Strategies Session – Photos of the boards from each group

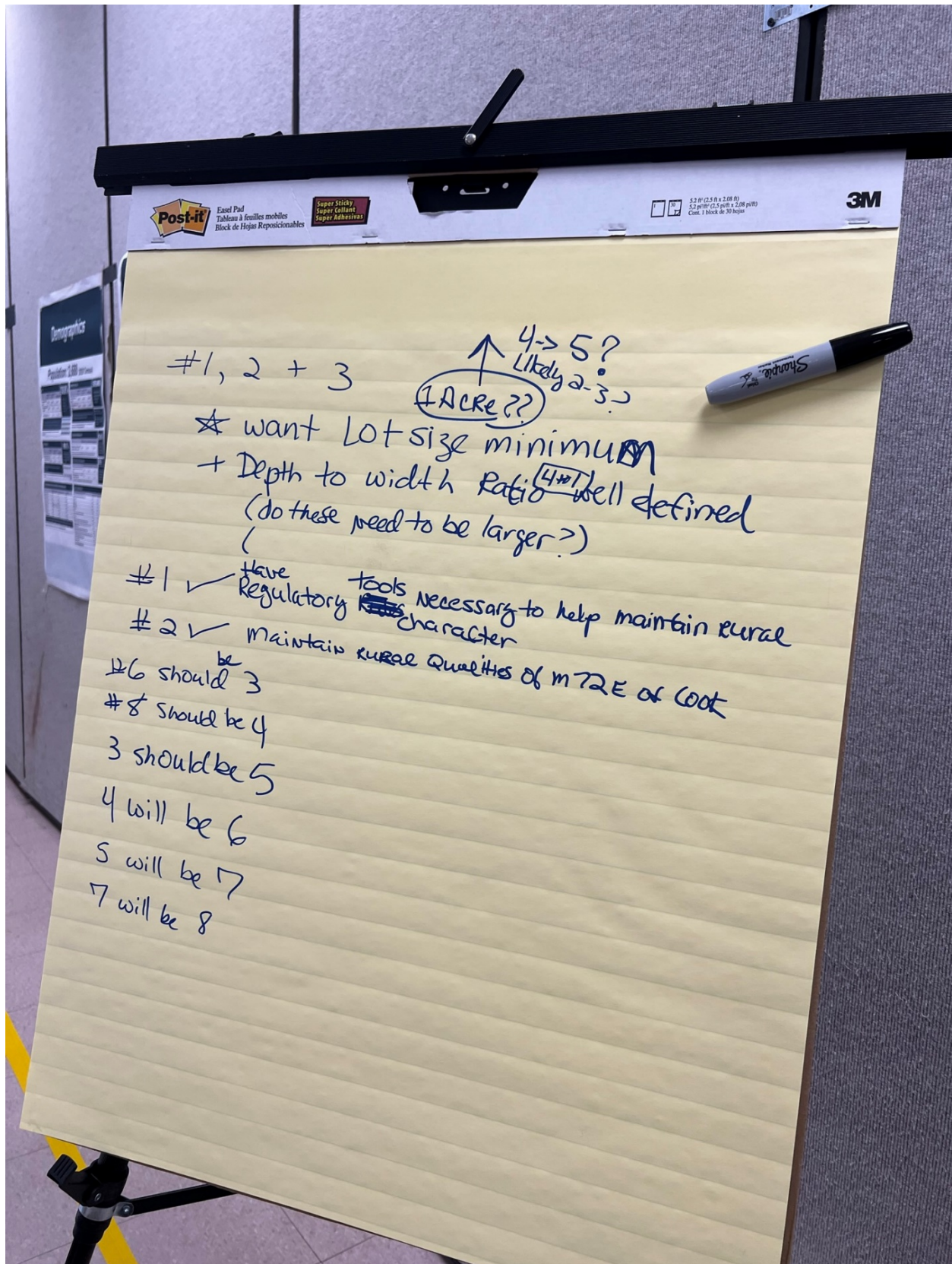


Planning Principle: Respect the Rights of the Township Residents and Property Owners





Planning Principle: Preserve Whitewater Township's Rural Character





Planning Principle: Build a Sense of Community

- 1.) EXPAND North + West  
TO PUD - HIGHER DENSITY
- 2.) "VILLAGE" GENERAL  
ZONING NEEDS TO BE  
CHANGED - NO R-1, R-2, R-3  
PER SAY - RESIDENTIAL INCLUDED  
BUT INCIDENTAL TO COMMERCIAL  
OR TOWNHOME/CONDO TYPE DENSITY,
- 3.) SEWER + WATER. ~~XX~~  
- VERY EXPENSIVE  
- TREATMENT FACILITY
- 4.) BLIGHT

## Planning Principle: Encourage Economic Opportunities

