

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING, APRIL 3, 2013

approved  
w/changes  
4/17/13  
lm

Call to Order by Chairperson Dean 7:00 pm

Pledge of Allegiance

Roll Call: Lyons, Lawson, Link, Mangus, Miller, Bowerman, Dean

Absent: None

Also in attendance: Acting Zoning Administrator, Popp, plus 5 in audience.

Set/Adjust Agenda – Move New Business #1 in front of Old Business

Approval of Minutes of 3/18/2013 Special Meeting: Motion to approve by Mangus, seconded by Lyons

All in favor. Motion Carried.

Declaration of Conflict of Interest: None

Public Comment: Vaughn Harshfield, 4404 N Broomhead Rd. Regarding Public Comment of Mater in the Minutes of 3/18/13, the answer he got on lot size was “no definition right now” and that “residents will be notified”. Harshfield would like to be on the committee to draft the letter of notification.

Public Hearing: None

Reports:

Correspondence: None

Zoning Administrator: ZA Report: Lots of building activity.

Township Board Representative: Lawson: PC is getting a raise, members \$50, chair \$80 per meeting.

Chair: None

Old Business:

1. Master Plan: Define Public facilities, Section 5. Public Facilities / Utilities includes, but not limited to, utilities, churches, schools, cemeteries, cell tower, pump stations, junctions, switch-houses, sub stations, etc. Not to be assigned to any specific areas but for inventorying what is where. The township has no real control over these. Is it really a separate zoning category? It gets pretty complicated. Started with “what is public land?”, what lands are owned by the township? **Consensus to include an inventory map of township assets to be included in Section 3. Consensus decision to not include a separate category of Public Facilities.**

New Business:

1. Site Plan Review

- a. GT Plastics (GTP) addition to Plant #1, 5780 Moore Rd.: To clear up some discrepancies. (Chris from Peninsula Construction Company from and Chet from GTP) Property line issues.

5780 Moore Rd. is the business address so both plants use the same address so there has been some confusion regarding which is which. ZA Site Plan Review: Parking spaces will be lost. Exterior lights that do not comply with Zoning Ordinance. Are there hazardous materials? Drains? Chris addressed all of these questions with the document from Peninsula Construction. Barrier-free entrance, parking, no floor drains or hazardous materials, shielded, paved surface (no additional impervious surfaces) has good/adequate drainage. All questions have been answered to satisfaction. Owner would like to rectify the boundary adjustment. Move south line allowing for proper set back of both buildings. Move the property lines. North property line to move south 20 feet. Site Plan will be submitted to the PC before occupancy. They are looking for approval, likely with contingency, they can keep construction moving. Space between buildings is pretty narrow. It does meet property line set backs. Appreciate GTP wanting to correct the issue at this point. With the addition will there be new employment? Should increase 15 to 25 people.

**Motion to approve the site plan review contingent upon change of boundaries, by Miller seconded by Lawson. Roll Call: Lawson-yes, Link-yes, Lyons-yes, Bowerman-yes, Mangus-yes, Miller-yes, Dean-yes. All in favor. Motion carried.**

2. Master Plan

- a. Review of Part 6, Popp to clean up the duplicate verbiage of each definition and bring back a draft of both Part 5 and 6. Once we get through these and Part 3 we should be able to have a full draft of the Master Plan with the section by section updates.
- b. Review of Part 3: This section is informational, a reference section, a resource. Much of this had previously been gone through. Will need last minute updates just before the final draft that goes to the board. Popp recalls Tart Trail and TC Talus had been removed. Matt and Kim have some tweaks ready to go. Take out the redundancy. Grammatical changes. ((Dean updating on the computer to get to Popp as an editable version.)) Link to do the re-write of the ZBA paragraph from the editable version from Dean and bring that back. Kim can update the history section. Popp to contact Historical Society to see if they will submit three paragraphs covering 1903 – 2013. In the June draft page 15 goes to Community Assets, possibly include a generic list of assets, nullified the first time through. **Consensus to eliminate the assets.** GIS flood plain map should be included (Lawson to get). Complete Section 3 at the next meeting. Note where the maps, stats and charts need to be updated.

3. Oath of Office – Each member to schedule with the Clerk to take oath of office.

4. Next Meeting

- a. Need for April 17 Special Meeting? Yes.
- b. Set Next Agenda: (1) Site plan review for Mr. C's. Will need information ahead regarding what they are asking for: sign, fence, outdoor liquor license and a deck. Almost everything is a special use in that area. Will accommodate the business if at all possible, as long as the info is available a week ahead. (3) New Business Homework: Section 4. (2) Old Business: Final review of sections 5, 6 and a clean-up / run through of Section 3.

Public Comment: None .

Commission Discussion/Comments  
Completed during "Set Next Agenda"

Continuing Education: None

Adjournment: 8:58 p.m.

TABLED ITEMS: Non-conformities; Permitted and Special Uses; Essential Services; Fences; Village District; Rental Vacation Home Ordinance; Road Map with setbacks and boundaries;

Respectfully Submitted,

Lois MacLean  
Recording Secretary