

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING, December 4, 2013

Call to Order at 7 p.m.

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

Absent: Miller

Set/Adjust Agenda: Set

Approval of Minutes: November 6, 2013, Regular Meeting Minutes: Motion to approve by Mangus, seconded by Lawson. All in favor. Motion carried.

Clarification and re-approval of October 2, 2013, Regular Meeting Minutes. Add in parenthesis (in the Draft Master Plan) at the end of the Board Rep statement that reads, "The PC does not need to rewrite it, so just leave it the way it is," to clarify that it is in reference to the writing of the Draft Master Plan. Motion to approve with clarification by Mangus, second by Lawson. All in favor. Motion carried.

Declaration of Conflict of Interest None

Public Comment: John Mater, 302 Island View Dr. Question about the draft minutes not being on the website. Regarding the 5 acre issue, read the mission statement from the Township website. It has been repeated, there has been three main things and nothing has changed that, 30-60% of the people want to keep the 5 acres. Mater understands that the board says if anything regarding the 5 acres is in the Master Plan they will not even look at it. The Planning Commission talked about drawing a line somewhere, getting a boundary that would keep the southern part of the township RC. Growth will be up along M72 but if we want to keep our rural character, if we let it fall into 2 acre lots it will destroy the rural character. The Planning Commission took an oath of office to uphold the wishes of the community. Compromise, keep the south end of the township rural. The survey reference is in the back of the Draft Master Plan where people have to hunt for it. The Planning Commission has down played the survey and how important it was. The percentages show the people want the 5 acres. Thank you.

Public Hearing: None

Reports:

*Correspondence:* None

*Zoning Administrator Report:* November 2013, Note from the new ZA stating it has been a very busy month.

*Township Board Representative, Lawson:* November 2013, not a lot from the Board. Clarifying the statement from the October minutes. Have not heard that the Board has taken a stand on rejecting the Draft Master Plan if there is any reference to the 5 acres. The Board will vote on the whole Plan. Nothing in the Draft Master Plan addresses the 5 acres. Five acres is addressed in the ordinance. We are not zoning in the Master Plan, it has to clear the Board and the public. Addressing the 5 acres will be in working on the ordinance. We are separating the 5 acre ordinance from the Draft Master Plan.

*Chair, Dean:* None

Old Business:

1. Part 5 final approval: Proposed wording from Link, presented. Discussion of possibly using a leading paragraph like Blair Township. Discussion: Added the word "districts" to the definitions. Keeping verbiage consistent. "Districts are intended. . ." in each of the definitions. Discussion of PUD definition, the township controls the "bonus multiplier". This is specifically addressed in the ordinance regarding PUD's. Format change with bolding. Using the Link wording in combination with the current draft definitions. Finish the Co-PUD definition.
2. Possibly removal of TART trail information and maps (Postponed to next meeting)

3. Appendix review (Postponed to next meeting).

New Business:

1. Time table – (Postponed to next meeting)
2. Next Meeting, January 8, 2014 (the first Wednesday falls on the 1<sup>st</sup>): Complete C1 – Co-PUD and Industrial and continue with the rest of the agenda next time, including TART trail, appendix, time table and the Resolution for 2014 meetings, election of officers and By-laws.

Public Comment – John Mater: If I come back in April will we still be on Section 5?

Commission Discussion/Comments:

Adjournment: 9:12 p.m.

Respectfully Submitted  
Lois MacLean  
Recording Secretary

TABLED ITEMS: Non-conformities; Permitted and Special Uses; Essential Services; Fences, Village District;  
Rental Vacation Home Ordinance;