

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF FEBRUARY 1, 2012, REGULAR MEETING

Call to Order by Zakrajsek at 7:00 pm

Roll Call: Zakrajsek, Dean, Boyd, Link, Miller, Lyons, Mangus, Recording Secretary-MacLean, Zoning Administrator-Meyers, Ron Akers-for presentation + 3 audience.

Absent: None

Set/Adjust Agenda:

Approval of Minutes of 1/3/2012 Special Meeting. Motion by Boyd to approve seconded by Lyons; all in favor. Motion Carried.

Approval of Minutes of 1/4/2102 Regular Meeting. Motion by Boyd to approve, seconded by Lyons; all in favor. Motion Carried.

Approval of Minutes of 1/11/2012 Special Meeting, Motion by Boyd to approve, seconded by Lyons; all in favor. Motion carried.

Conflict of Interest: None declared

Public Comment: Kim Halstead: 7923 Cook Rd. Future Land Use map, some of the places in the map will be changed from what they are now, correct? Meyers: Future Land Use Map means the Township could change. Nothing says that it will happen. Halstead: Document can be used in court. Are you going to be forced to change it or keep it the same and would a judge decide it. How are you going to handle that? Zakrajsek: It's a planned Future Land Use as intended to happen. Halstead: may make property what the neighbors do not want. Zakrajsek: Is the Master Plan going to change it? It will provide a direction. Halstead: the judge rules? Mangus: as stated in the Master Plan the zoning ordinance is the rule.

Public Hearing: NONE

Reports:

Correspondence: None

ZA Report: Report. Mr. Evina came in and is hoping for a formal decision by May.

Township Board Rep: Boyd: None

Chair: None

Old Business:

1. Master Plan: Meyers: Memo about adopting a master plan and the steps necessary to approve and implement. Planning Commission makes a recommendation to the Board who can approve or reject. Draft Master Plan notes on what has been changed and is working on being changed.
Goals: short version or longer description? Mangus: Respect the rights of property of individuals and remove the rest of the longer description. Mangus: Pass out goals/wording that she came up with. Includes stating the US Constitution and the 17th Amendment of the Michigan State Constitution. Constitutional property rights. Looking at a way to make people comfortable with this plan, indicating that we do not intend on violating these.
Boyd: Likes the shorter version. **Consensus.**
Zakrajsek: Do we want to be siting laws and amendments in the Master Plan?

Mangus: If it is a given than why not include it?

Zakrajsek: Should be a friendly document.

Mangus: Trying to alleviate some people's fears.

Meyers: Could add the US and State Constitutions to the appendix. Don't know what the entire document is. If it is a legit request, it can be discussed with the attorney.

Mangus: Evaluate the economic implications

Link: reading from the MI Zoning Enabling Act. Makes it too lengthy. There is a lot of verbiage in there that could really be a problem and get very lengthy. Using the economic implications can cause studies to be have to be done.

Dean: it seems this would actually open the door for problems. This is supposed to be a document for the people, not for the lawyers.

Boyd: don't need to have someone come through and want studies done.

Meyers: Value can be very subjective. Change to "zoning techniques available", adding the word zoning to Goal 1 bullet point 4. Example of a PUD with open space.

Link: How do we increase community awareness? We have a stand alone document that works with the zoning ordinance.

Meyers: Information can be shared via news letters, etc. People can come in and get answers to questions.

Link: Do we address everything in the enabling act? There a lot of economic impacts.

Zakrajsek: This is the goal

Lyons: Increase community awareness of techniques available to address land use issues.

Miller: Leave it the way it is and discuss it with the attorney

Boyd: If the attorney has to defend this where does he want it? If he wants it there at all, where does he want it and we take legal council's council.

Meyers: Correct wording in bullet point 1. Not use the word zoning now that the rest of the bullet point wording has changed.

Zakrajsek: **Goal #1 Consensus** (with suggested changes)

Mangus: short form of goal on #2 – **Consensus**.

Mangus: take bullet point 4 out.

Meyers: bullet point #2 add flood plain, because we are participants in the plan, so when rating is reviewed it can help with insurance rates for people in those areas. All of the creeks areas are in the flood plain areas. The lake fronts are not in the flood plains.

Link: Enact vs. encourage on bullet point 2. Change to encourage for consistency.

Rural character / non developed / conservation / open space.

Dean: I think of Open Space as a legal term, a negative connotation. Could be terminology that we would be best to avoid.

Meyers: open space can be a lot of different things.

Mangus: page passed out has two points that could be added to goal #2. No mention of agriculture is mentioned, same with recreational activities.

Meyers: Encourage the Township's vital agricultural and recreational attributes.

Boyd: Encourage open space? Are we saying we do not want development?

Link: Same thing saying rural character.

Dean: Add a fourth bullet point for ag and a fifth for recreational.

Dean: How do we respect historic hunting?

Boyd: Properties and centennial properties, historic properties. Where are we going with "historic"? Are we writing something that only affects a very few? Are we talking about larger acreage areas?

Link: These are the goals and specifics come further into the document with the map.

Applies to township, over all, no matter how long it has been in one family.

Dean: Agree

Meyers: Encourage the continuation of agricultural and recreational planned uses.
Miller: Ag covers farms, rec covers hunting and fishing. Don't need to use the term 2nd amendment, don't want to use the term open space.
Meyers: two bullet points one AG and one rec.
Link: add municipal infrastructure instead of sewer and water systems in bullet point #3.
Zakrajsek: **Goal #2 Consensus** (with suggested changes).

Goal #3

Boyd: Short form **Consensus**.

Meyers: change from create to support on bullet point #3

Zakrajsek: **Goal #3 Consensus** (with suggested change)

Goal #4

Meyers: already moving on bullet point #2. Change from homeowner to property owner.
Change from Improve to Encourage.

Mangus: on bullet point #3. take out the word commercial.

Meyers: should we address industrial and commercial specifically?

Meyers: Infrastructure can be in both goal 3 and 4. Instead of "environmental need", change to "need".

Zakrajsek: **Goal #4 Consensus** (with suggested changes)

Part 3: community assets section has been added. More information will be in the appendix regarding the lakes and accesses.

Zakrajsek: How are the one's not listed going to feel by not being on the list?

Dean: give an out with the wording to add plus more businesses

Zakrajsek: do we need the businesses section?

Meyers: to work the business section, can do business types rather than specifics.

Orchards and Farms: generalization here too rather than specific

Thoroughfare Roads

Organizations are the 501c3's in our area. Add the Regional Conservancy.

Meyers to work on and bring back.

Zakrajsek: Schedule a follow-up meeting February 8 for Future Land Use Map and the 15th for the rest of the list.

2. Camp/Campground Ordinance: Table
3. Accessory Dwelling Units (ADU's):
4. Fences: Table

New Business:

None.

Continuing Education:

Public Comment: None

Motion to adjourn at 8:58 PM by Boyd , seconded by Link, MOTION CARRIED.

Tabled Items: Non-conformities; Permitted and Special Uses; Camp Site Plan Request; Essential Services