

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
March 21, 2018

Call to Order at 6:05 p.m.

Roll Call: Dean, Hooper, Jacobson, Lawson, Mangus, Savage

Absent: Render

Also in attendance: Recording Secretary MacLean, Zoning Administrator Habedank

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: None

Public Hearing: None.

Approval of Minutes: None

Correspondence: None.

Reports:

Zoning Administrator Report, Habedank: The memo emailed was prompted by someone looking to build a structure for farming purposes. Primary use vs. secondary use. If you are going to build a home you can put in an accessory building before the home is built. Is farming the primary use? Anything else, to the ZA, is a secondary use if the use is farming. Accessory building in the RC district without a home is not allowed. Reading through the ordinance you can find that an accessory building cannot be built without a primary residence. 15,000 acres in the RC but it looks like we cannot put a storage up for the recreational equipment. All districts tie in farming. Maybe we could eliminate page jumping to make it structured for easier reading and understanding.

Supplementary standards for accessory buildings.

As an example: 3.13 is referenced in the ordinance but it is not actually in there.

It is up to the PC to come up with fixes to the ordinance if things are regularly going before the zoning board of appeals.

ZA notes he got a letter from FEMA addressing the flood plains. Whitewater Township is part of the FEMA program.

GTC enforces it. The township will need to do a resolution to adopt the FEMA program. Whitewater Township, Union, Elmwood, CoTC and Long Lake are part of the FEMA program.

Chair's Report, Mangus: No public hearing in April due to lack of time to file the notice by the Clerk. Is that something that the ZA can do? R1 was what we had planned to move to public hearing. This may give us an opportunity to go back through R1 specifically to address storage / storage buildings. Bring it back to the agenda. Habedank: What does the PC think about a storage building on an empty R1 property? Mangus: Primary use is storage if that is what I am using it for. Habedank: A home is the primary use of the property. This does need to be addressed / clarified.

Township Board Rep., Lawson: The budget was approved. Notes that the PC should probably skip reports during special meetings.

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Article 10 – Ag: Discussion: Article 37 if the farming definitions are pertinent to all districts. Consensus that farming is addressed in all districts. Dean will do the definition for Article 37. Discussion of a Co-op. We have to keep health, safety and welfare in mind when looking at standards. Consensus that storage buildings are okay in Ag and RC.
Ag Use by right: Can put restrictions: personal use, no commercial or retail trade, building size vs. lot size as a stand-alone building. Size by right vs. size by special use. Non-farm applications vs. farm applications.
Ag Special use: Discussion: Event barn or similar public event: Define size? Venue size vs. property size?
Allowed in RC? Require an owner or owner contact or manager available? Hours of operation? Set-backs, property line vs. from residences? Noise / Sound? Inside music vs. outside music?
Agricultural dumps: Discussion. Dean will work on 10.13A. Refuse depository.

New Business:

1. Article 37, Animals – 1st review. Postpone.

Next Regular Meeting April 4, 2018.

Public Comment: None.

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 8:10 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary