

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF MAY 2, 2012, REGULAR MEETING

Call to Order by Vice Chairman, Miller at 7:00 pm

Roll Call: Boyd, Dean, Link, Lyons, Mangus and Miller, Recording Secretary-MacLean, Zoning Administrator-Meyers + 6 audience.

Absent: Zakrajsek

Set/Adjust Agenda: Move New Business in front of Old Business

Approval of Minutes of Regular Meeting 4/4/2012. Motion by Lyons to approve seconded by Boyd; all in favor. Motion Carried.

Conflict of Interest: None declared

Public Comment:

Mary Wedow 8732 Church St. Concern about the high water table in the Vinton/Church/Williamsburg Rd. area. Currently using holding tanks, one is taking on water. Ultimately she would like to see sewers. Recommendation to the Township.

Public Hearing: None

Reports:

Correspondence: GTC Master Plan, meetings in June to continue input. (letter attached)

ZA Report: Report. County notes from April 4, meeting.

TC-TALUS: April meeting cancelled.

Township Board Rep, Boyd: Board approved for new website for better storage of information more user friendly and easier to update. Clean-up at the school 8 – noon.

Chair: nothing

New Business:

1. Send Brothers Feed Inc. Minor Site Plan Consideration

Mark and Marty Send, hay storage in the back burned three weeks ago. Two weeks ago put up a shed, then found out they needed permits, etc. Tried to make a better looking building, to match the store.

Meyers: 1995 approved Sends for business. This new building went in before they knew they needed permits. They are in need of a Minor Site Plan. Formal site plan on file so a plot plan is appropriate.

Recommend approval based on these facts: it's a modification, fire review not necessary, no drainage issues, will be in compliance with all township requirements and standards.

The already built building will need to be verified by the county for their approval. Because it is commercial it must be approved by the county.

Discussion: Why did you replace it with a building instead of a replacement of what you had? Better looking building. Where are you going to put your fuel oil tank? Don't know yet, may get rid of it.

Besides the county red tape do you see any issues at the county? No

Motion to approve by Boyd, seconded by Mangus. All in favor. Motion carried.

Old Business:

1. Fences/Village District: Because of the way the Village District was created and modifications were made, we cannot just add and remove language. Article 8, in 1998, certain the intent was good at that time. Do we want to look at the whole thing (Section 8) or wait until after the MP is complete, we may come up with

different designations at that time. Packet includes further village information (8.15). We can try to band-aid it and then get back to it after the Master Plan is complete.

Mangus: One interpretation says it must be 100% compliant to 100% of the rules.

Meyers: Some improvements have been done to some buildings.

Mangus: That type of requirement makes it impossible to make your property useable and functional.

Meyers: We went in with the intent of easing the regulation and it is much broader than anticipated.

Mangus: This portion of the ordinance makes it impossible to do anything with your property. We need zoning that can accommodate multiple uses. It is functionally mandating blight.

Link: I don't see the mixed use in the village.

Boyd: Rather than get side tracked on this, we should get through our Master Plan, then we can come back and work on it however long it takes to make it right. Is it going to hurt to sit on the tabled list until fall?

Mangus: Sometimes a band-aid is needed to stop the bleeding. Making a change so people can make minor changes. Right now nothing is allowed

Meyers: Repairs and maintenance are allowed.

Dean: Anything permitted before the date of this.

Meyers: Yes, but no change or expansion is allowed.

Mangus: A roof pitch - is there a way we can pull that one part out?

Dean: Is there anything like this in any other area of the ordinance?

Boyd: Is it possible to look at this with legal counsel?

Meyers: I'm sure this is workable to make a few small changes.

Miller: Let's do a band-aid, we have to move on.

Dean: Is there any issue besides the fence issue at this point? No

Mangus: Let the property owners know we are working on this. Many are afraid to do anything.

Miller: Doesn't affect repairs or general maintenance. Move forward on the band-aid.

Motion by Boyd to table the village district issue until after the Master Plan is finished, Lyons second.

Discussion: Legal counsel questions.

Mangus: Would like the band-aid and then table.

Dean: Table and deal with it all together at one time, no band-aid.

Link: Table and deal with after the MP

Motion on the floor. Motion carried 5 - 1.

2. Campground Update – Next Steps:

Township board approved, it was approved at the county. It will be law in the next week or so. Mr. Evina will be coming back in the next couple of weeks, possibly June. There have been site visits by the county and state to his property and what he has already done. His biggest issues will be with the county, there were no inspections done. He did not get permits for the drain field and well. County building department and health department are going to be his biggest hurdles. Camping ordinance is allowing him to stay there. He will have the document to record at the county that this is a family private campground. Clerk had a question about campground on a season road. Our own campground is now going to be legal non-conforming. The County really liked our Campground section.

3. Master Plan Discussion:

If we can get through this we will have 70% of the content complete.

Transportation has not been looked at previously. Brief read through on Part 6, Transportation Plan.

It addresses of all modes of transportation, a trail plan, etc. Utilize what we have. Most roads are private, county and state; the township has very little input on most roads. Have easements for pedestrian transportation in any future housing community. Address utility easement on private roads. Put it in so it can happen in the local roads section. State law says we have to have this section. We just need some verbiage. We cannot really do anything about the roads.

Discussion: Changes to verbiage. Cut it down, eliminate a lot of it. Indicate that we will coordinate with state and county.

Discussion: Special assessments. At the board level there is the ability to go to the county. Verbiage to address that we have the options available. What roads does this commission see as a priority? Two major tourist roads, Park Rd. and Baggs Rd. (Baggs Rd. is maintained by Kankaska County). Who sets the priorities? The board. We give the county our list and then if it is approved the township has to come up with money to help. The county has no money for any road building. GTC is going for a millage. Is there a way we can designate Baggs and Park Roads as essential tourist roads off major arterials? The Tribe may be interested in helping with the roads. This PC needs to kick this up to the board. Make these road designations. Then the Tribe may take a look. Verbiage to be in the Master Plan that the PC will make an annual road recommendation. Make a list of "tourist" roads.

Road definitions. Sidewalks are different than pedestrian and bike paths. Future plot plans to provide an area for sidewalk.

Meyers to bring back the condensed verbiage for Transportation Plan.

Continuing Education: None

Public Comment: John Mater 302 Island View Dr., map is not corrected. The corrections are ready to go.

Motion by Boyd to change the map on the website, seconded by Lyons. All in favor. Motion carries.

Next meeting is June 6. Follow-up on Roads, then the Natural Area to be covered.

Motion to adjourn at 8:50 p.m. by Boyd, seconded by Lyons, MOTION CARRIED.

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