

Whitewater Township Planning Commission
Master Plan Open House
June 3, 2015

Open meeting at 6 p.m.

Q & A and discussion with audience:

Current land use = future land use

The that input came through the survey indicates people want the township to stay the same, maintain rural character.

Hazmat – fracking – drilling permits should at least let township know for emergency departments to handle emergencies.

DTE, natural gas, any more coming through? That is being handled through the Supervisor.

Any proposed widening of the roads? – No. County and state have jurisdiction over the roads and traffic lights

Roads: Tourist roads are the backbone of the area. Connect with DNR and State for Baggs Road. Baggs Road is actually Kalkaska Twp. Williamsburg Road speed limit is set by the county. GT Road contact is Jim Cook. County rates the roads by condition. Chart on population projections for 2010 did not come close. Are 2020 and 2030 adjusted? This is information provided to us. Are the Residential areas going to be able to handle the projected population? Subdivisions are planned. Three subdivisions are “stalled”.

Ag land zoned for 1 acre, but there are a limited number of splits that can occur on a parcel. No zoning changes.

South side of M72 has 5 acre lot size in the RC district. This is not a change.

Potential, future commercial growth - anything planned for East of Broomhead / Cook Rd.? We have a lot of empty commercial land.

Turtle Creek property is split with Acme Township.

New fire station? Rural Fire is negotiating with The Grand Traverse Band of Ottawa and Chippewa Indians (The Tribe) regarding the possible building.

Townships must have a Master Plan (MP) if a township has zoning.

Specific advantage to Whitewater Township (WWT) having a MP? What is the result of completing the MP? The Planning Commission (PC) will be moving forward on zoning. MP is the guide for the zoning ordinance.

Two years ago, The Tribe discussed sewers. There are local water issues. Is there anything further on that? Not currently.

More community activities? Parks and Rec Advisory Committee.

Next step with the Master Plan? Notices to bordering communities with a 60 day window for comment (it has been out for approximately 2 weeks). Possibly another Open House, then there will be a Public Hearing, then the Board will accept or reject. No feedback to date. Not expecting a lot of input from the bordering communities. Acme’s commercial area abuts with Whitewater Township on their east side.

Parks are not listed as separate zoning on the map.

Previous draft MP that was rejected, why? Too Restrictive for example the 500’ set back along M72. This MP was developed locally. Keeping it the way it is, is what we want. If we’ve got the houses, we might as well have the businesses? Just don’t want people telling me when to mow my lawn (example).

Does our commercial area have large enough lots to allow for a big box store? Big box stores are not allowed in WWT. We do need a tax base for the community. The commercial district is set along M72.

Recommend that people come to Board and PC meetings. Know what is going on and let your voice be heard. Get involved.

Growth is going to happen. We can direct it and prepare for the growth.

Planned Unit Development (PUD) defined.

Building height limits. Developers seem to want real tall buildings. Current restriction is 35’.

Current subdivisions are already in place. What is the likeliness of another subdivision coming in? The economy will drive that.

If you want the land to stay vacant you may have to buy it. It really all comes down to money.

There around 300 plotted parcels that are ready to be built. There is a lot of existing growth potential.

PC meetings are the first Wednesday of the month. Parks and Rec. is on the second Monday of each month. Board meetings are the second and fourth Tuesday of the month. ZBA is the fourth Thursday of the month as needed.

We have to have people attend meetings. It is important to give input. PC is always looking for input.

If you want a say in this township you have to attend meetings and stay up on what is going on. Give the Board input. Speak up.

Safety issues on M72 at Williamsburg Rd. That is up to the state. They have done traffic studies.

No zoning is not a good thing. It makes for a messy feel. Zoning is a good thing keeping this organized.

The State has not been breaking up parcels. They don’t really come to us with information except for things like the shooting range. It is strictly notification.

Oil and gas and logging are like state property, we don’t get much information. They get the rights for that through the DNR / DEQ. Logging trucks destroy the roads. Have to notify the County Road Commission.

Horse Shows by the Bay? It appears they will not be pursuing that any further at this time. That property has been for sale for years.

Discussion of where the 5 acre minimum is.

Township has no wetland ordinance. The state law defines it.

Tell your friends, neighbors and relatives about the Draft Master Plan. We are really looking for as much public input as possible before the public hearing. Guidelines are good in this Plan. The MP is set up as a guideline for zoning, this plan is not zoning.

Comment on the website. Email the zoning administrator or call the zoning administrator.

We are anticipating a public hearing in August.

We like the interest being generated tonight. Contact the Treasurer to be on the newsletter list (treasurer@whitewatertownship.org).

Contact the Zoning Administrator to be on the list to receive PC and ZBA agendas/packets.

Close open house meeting at 7:33

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
June 3, 2015

Regular Meeting

Call to Order at 8:00 p.m.

Roll Call: Dean, Hooper, Lawson, Link, Lyons, Mangus,
Absent: Miller

Also in attendance: Recording Secretary, MacLean

Declaration of Conflict of Interest None.

Public Comment: None

Public Hearing: None

Approval of Minutes:

May 6, 2015, Regular Meeting Minutes: Motion to approve by Lyons, second by Lawson. All in favor. Motion carried.

May 20, 2015, Special Meeting Minutes: Motion to approve by Hooper, second by Lawson. All in favor. Motion carried.

Correspondence: None

Reports:

Zoning Administrator (Acting ZA) Popp: New Zoning Administrator (ZA) will be back in on Friday.

Chair's Report, Link: None

Township Board Representative, Lawson: None.

ZBA Representative, Lyons: None.

Committee Reports: None

Additional Items: None

Old Business

1. Recodification process (Waterford Twp.) Even if it is just a renumbering of the current ordinance. Amend rather than replace. Clarify, reorganize, restructure rather than recreate. Address changes of a very limited number of more urgently needed items during the recodification process.

Mangus combined our ordinance articles with that of the Kalkaska and East Bay townships' Table of Contents structure and the recodification of Waterford Twp.

Map of zones vs. written zones.

Next meeting everyone to read the specific articles and see where they fit in the Table of Contents. This will take homework effort by all. Everyone needs to be familiar with the Zoning Ordinance (ZO) so it can be understood and know which pieces go together in which sections.

Discussion on how to work through the ZO, electronically vs. paper versions. Popp is willing to work with the ZA on getting the confirmed changes incorporated. The PC Secretary (Mangus) is willing to incorporate changes and keep the running working copy.

Motion by Mangus to hold special meeting, June 17, 2015, 7 p.m., working on Zoning Ordinance, second by Dean. All in favor. Motion Carried.

New Business:

1. Next Regular meeting July 1, 2015. Sections for the next meeting will be in the agenda.

Public Comment: None

Commission Discussion/Comments:

Continuing Education:

Adjournment: 9:00 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary