

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
June 7, 2023

Call to Order at 7:00 p.m.

Roll Call: Jacobson, Keaton, DeYoung, Steelman, Vollmuth, Wroubel

Absent: Rebant

Also in attendance: Planner Mielnik and Recording Secretary MacLean

Set / Adjust Agenda: Move public hearing decision and discussion right after the public hearing - consensus.

Declaration of Conflict of Interest: None

Public Comment:

Began at 7:02 p.m.

Written comment from Kim Mangus read

Lois MacLean

Public comment ended at 7:06 p.m.

Public Hearing: Site Plan Review / Special Land Review for an addition to a Special Use Permit for parcel

28-13-109-010-00, 10951 Elk Lake Road, Williamsburg, Michigan

Notice was published in the Record Eagle on May 20, 2023. Notification to property owners within 300' went out with more than 15 days' notice.

a. Open Public Hearing at 7:06 on Site Plan Review / Special Land Use Permit for an addition to a Special Use Permit for parcel 28-13-109-010-00, 10951 Elk Lake Road, Williamsburg, Michigan.

Notice was published in the Record Eagle on May 20, 2023. Notification to property owners within 300' went out with more than 15 days' notice.

b. Zoning Administrator presentation, original approval of the Special Land Use Permit was by the PC. The use and the existing building have been previously approved. This is an addition to the Special Land Use Permit. Not everything they have done is considered under GAAMPS. A major home occupation requires a plot plan. Applicant has provided a full site plan.

c. Applicant presentation Sadie Merchant, alter previously approved permit from fall of 2021. The cottage law no longer covers some of the things that they market. In order to sell other business products and their own they must have a commercial kitchen.

Vollmuth are the plans to rent out the kitchen? No. Specific hours that you are open? Sadie ran through the normal schedule of hours.

Wroubel noted that food trucks on the premises are illegal. Sadie noted that research through the State indicates that it is allowed. Wroubel reiterated that it is not allowed. Sadie notes that they will investigate further.

DeYoung is confused regarding allowed and not allowed. That will be a discussion for a different time.

d. Correspondence received - None

e. Public Comment

Reading of public comments:

Randal and Lois Jorgensen – opposed

Supervisor Ron Popp – opposed

Janet Bachi – opposed

Cheryl Goss – support

Kim Mangus – opposed

In person:

Ardella Benak, Treasurer and resident – support

Ted Hooper – support

Paul Hubbell – support, addressed concerns

Sadie Hubbell – support, addressed concerns

Lois MacLean – support

Mike Jacobson – support

Additional information from ZA Hall, the topic is the addition of a commercial kitchen as the special use was previously approved as a major home occupation. HB 4680 regarding the state's standing on event barns for farms.

Expanding already approved commercial use by adding the kitchen.

Al Keaton – support

f. Close Public Hearing at 7:57 p.m.

g. Discussion of Appeal

Keaton is in favor.

Wroubel does not see a problem with it or with the parking. Only concern is the food truck use.

DeYoung is in favor, want to keep our farmers and support them. They have followed all of the zoning correctly.

Jacobson is in full support.

Vollmuth is only concerned about the times of operation. Do the hours of operation need to be addressed? Answer: That is not part of this decision.

Decision needs to be made based on the health, safety and welfare. Conditions can be added. Can change the hours in this decision.

Any concerns? Keaton-no; Wroubel-no; DeYoung-no; Jacobson-if they would like more hours of operation now is the time to address that; Vollmuth-would have liked to see permits that are currently in standing; Sadie noted that NA on the application represented Not Applicable.

The health department or MDARD deals with the permits separately.

h. Findings of Fact: None specifically stated

i. Decision – approve with hours of operation change.

j. **MOTION** by DeYoung second by Keaton, to approve the addition of the 20'x22' commercial kitchen to the Special Land Use Permit for parcel 28-13-109-010-00, and to change the hours operation to 9 a.m. to 10 p.m.

Roll call: Wroubel-yes; Jacobson-yes; Vollmuth-yes; Keaton-yes; Rebant-absent; DeYoung-yes; Steelman-yes.

Motion carried.

Approval of Minutes:

MOTION by Steelman second by DeYoung, to approve the PC regular meeting minutes of May 3, 2023, and Special meeting minutes of May 17, 2023, May 4, May 11, May 15, as amended, May 22.

All in favor. Motion carried.

Correspondence: None

Reports:

Zoning Administrator Report, Hall: Mangus has contacted the ZA regarding Zoom and its importance to the community. Short term rentals (STR) are here and need to be addressed. Whitewater Township zoning ordinance is permissive zoning and since it is not listed as allowed specifically it is not allowed. The township has no ordinance regarding STRs.

ZA stated that he likes the progress and work that the Planning Commission is doing and moving forward on.

Chair's Report, Steelman: The three ring binders have been distributed. Vollmuth notes that home occupation section has an amendment that is missing. An amendment to the home occupation section eliminated the need for an annual review.

Township Board Rep, Vollmuth: Kudos, the team is winning and the PC is doing great.

ZBA Representative, Wroubel: Two cases in May. One was a variance request for a front yard setback from Supply Road, which has 150' setback, was denied. All other front yard setbacks in the township are 40'. The requester can request a change in the ordinance.

NOTE: The Planning Commission may need to address the Supply Road setback. The ordinance that put that into place was removed but that ancillary item did not get removed with the ordinance (#14).

Second request was part of the Pines Cottages. Applicant requested an extension of a non-conformity – approved.

Committee Reports: None

Additional items: None

Unfinished Business:

1. Master Plan, Resident Outreach Subcommittee (ROS) updates and recommendations Summary. Networks Northwest will be opening and processing the mailed in surveys.
Signs will be placed along some roadsides.
Mielnik presentation regarding public engagement current and future:
Community leader interviews, generally performed by an “outsider”.
Neighborhood connections.
General Community Visioning Sessions

Planning Workshops focusing on specific topics, working in groups.

KEY: Whatever it is called there is effort to organize the information so it is objective.

Input sessions.

Design Charrette focused development and redevelopment planning.

Public review – stations of points of interest with representatives.

Important to include results of the sessions in the Appendix of the MP so people can see their input.

Decisions need to be made regarding doing these sessions and other processes.

Mielnik knows people throughout the state who do this type of thing, preparing presentations, etc.

Invite the general public to the workshop.

The ROS will workout the details and offer recommendations.

DeYoung is willing to help the ROS putting this together.

2. Bylaws: Bylaw amendment from the attorney dealing with subcommittees. Question: does the Chair of a subcommittee need to be a Planning Commission member. Consensus that the chair of a subcommittee should be a PC member. Question: should subcommittee members be able to participate via Zoom? Cannot participate and cannot vote.
Will bring back next month for approval as updated.
3. North Place Planning LLC contract submission to township board for June 13 meeting agenda.
4. Budget update – Not available

New Business:

1. Special Land Use Review discussion. Completed immediately following the public hearing.
2. True Colors Exercise - postpone
3. Subcommittees:
Resident Outreach Subcommittee – surveys have gone out. June 16 for return. Road signs will be placed.
Procedures, Checklists, Chain of Command

Next Regular Meeting July 12, 2023, 7 p.m.

Agenda:

Public Comment:

None

Commission Discussion/Comments: Discussion of providing Zoom at the PC. Can or will MacLean continue or do Zoom facilitator? MacLean indicates that she will not work with a Zoom account with Popp having administrator rights to the account. PC will look into getting a separate Zoom account.
Short Term Rentals here.

Meeting Synopsis: Special Land Use Permit.

Continuing Education: Citizen Planner updates and Wexford MSU Extension Training was an informative training. Encourage everyone to take advantage trainings offered.
Mike will forward Chapters 1-4 input to Randy.

Adjournment: 9:26 p.m.

Tabled items: Article 5 Districts; Article 25, Special Use Permits: campgrounds

Respectfully Submitted
Lois MacLean,
Recording Secretary