

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
with public participation via Zoom
July 6, 2022

Call to Order at 7:05 p.m.

Roll Call: Present: Jacobson, Keaton, Mangus, Wroubel

Absent: Darrow

Unfilled seats: One commission member and the Township Board Representative

Also in attendance: Recording Secretary MacLean

Set / Adjust Agenda: Move all new business items ahead of unfinished business - consensus

Declaration of Conflict of Interest: None

Public Comment:

Connie Hymore quoted zoning ordinance and comment on survey, community wants.

Vicki Beam commented on Baggs Road project, lot sizes, road intersection

Mangus noted amendment number changes from previous public hearings.

Public Hearing:

1. Zoning Ordinance Amendment #83

- a. Open public hearing on Amendment #83 regarding Article 1-Preamble, Article 12- Building Sizes and Yard Requirements and Article 14-Waterfront Property at 7:15 p.m.
Published in the Record Eagle on June 19, 2022
- b. Presentation – Zoning Administrator: n/a
- c. Correspondence received from Vicki Beam.
- d. Public comment in favor : none
- e. Public comment in opposition:
Linda Slopsema commented on setbacks, campground density, clarification
- f. Public comment who has not yet commented:
Randy Mielnik, 9304 Wheeler Oaks, commented on clarification of campground information, confusion regarding mixed use in campgrounds
Vicki Beam commented on industrial district clarification, campground density.
- g. Close public hearing at 7:30 p.m.

2. Zoning Ordinance Amendment #84:

- a. Open public hearing on Amendment #84 regarding Article 25-Site Plan Review and Special Use Permits at 7:31 p.m.
Published in the Record Eagle on June 19, 2022
- b. Presentation – Zoning Administrator: n/a
- c. Correspondence – none received
- d. Public comment in favor: none
- e. Public comment in opposition: none
- f. Public comment who has not yet commented: none
- g. Close public hearing at 7:33 p.m.

3. Zoning Ordinance Amendment #85

- a. Open public hearing on Amendment #85 regarding Medical Marihuana Amendments including Article 3-Definitions, Article 6-Residential R1, Article 9-Industrial N, Article 10-Agricultural A-1, Article 25.22 E Site Plan Review and Special Land Uses and Article 37-Supplementary Provisions at 7:34 p.m.
Published in the Record Eagle on June 19, 2022
- b. Presentation – Zoning Administrator-n/a
- c. Correspondence received from Linda Slopsema and Randy Mielnik.
- d. Public comment in favor: none

e. Public comment in opposition:

Randy Mielnik commented on larger grow facilities, ordinance deficiencies, winter lighting, security access, odor control.

Linda Slopsema commented on the visits to other facilities in other communities in their industrial districts, not spreading out for ease of administration and police enforcement, expanding the industrial district and odor control.

Vicki Beam noted odors in Kalkaska and do what is best for our community.

f. Public comment who has not yet commented: none

g. Close public hearing at 7:49 p.m.

Approval of Minutes:

MOTION by Jacobson, second by Keaton to approve June 1, 2022, meeting minutes.

Roll call: Mangus-yes; Jacobson-yes; Keaton-yes; Wroubel-yes; Darrow-n/a. All in favor. Motion carried.

Correspondence: East Bay Township Master Plan Review notice.

Reports:

Zoning Administrator Report, Hall: n/a Mangus noted that Hall has indicated to her that he continues to receive a lot of inquiries regarding short term rentals.

Chair's Report, Mangus: None.

Township Board Rep, . None assigned.

ZBA Representative, Wroubel: No cases in June.

Committee Reports: None.

Additional Items: None.

New Business before Unfinished Business.

New Business:

1. Zoning Ordinance amendment process worksheet combining state and local requirements.
2. Special Meeting – joint meeting with the Board for a closed session with township attorneys 6 or 7 p.m. July 19 (first choice) or the 21st as a backup date.
3. Zoning Ordinance MS Office Word copy project. In an attempt to get an editable version of the ordinance Mangus is requesting each commissioner select a couple articles and go through the two versions (the old Word version and the online pdf version) and compare word for word / line by line. Highlight on the white if it does not match the yellow, sign and date at the top of the page.

Unfinished Business:

1. Zoning Ordinance Amendment #83: Article 1-Preamble, Article 12-Building Sizes and Yard Requirements and Article 14-Waterfront Property discussion of attorney recommendations.
Article 1 – consensus as presented.
Article 12 – consensus to make changes: change inch (") to feet ('); correct references; change title from "... Yard Requirements to Setback Requirements"; under Additional Standards add "See Article 14"
Article 14 – consensus to make all setbacks 50' whereas the Boardman currently has a 100' setback, vegetative strip of 50', clarification, 14.11 sentence structure.

Continue public hearing discussions at the August meeting.

2. Zoning Ordinance Amendment #84: Article 25, Site Plan Review and Special Use Permit Amendment (postpone to the August 3 meeting)
3. Zoning Ordinance Amendment #85: Medical Marihuana Amendment to Articles 3, 6, 9, 10, 25.22 and 37. (postpone to the August 3 meeting)

4. Marihuana proposed Zoning Ordinance amendment – Adult Use (Recreational)
(postpone to the August 3 meeting)
5. Master Plan Review – status
(postpone to the August meeting)

Next meeting: Special Meeting, possibly July 19, to schedule with Board and attorneys

Next Regular Meeting is scheduled for August 3, 2022, 7 p.m.

Next meeting agenda: Public hearing items discussions and decisions, adult use marihuana ordinance, master plan review

Public Comment:

Name not given thanked the commission for the work, listen to the residents.

Tom McElwee commented on the public hearing suggestions. Mangus explained the public hearing process.

Vicki Beam commented that we are at a critical time in our township.

Sue Mielnik noted that Compare Right is a program that does the comparison in two Word documents, page numbering.

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 9:13 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary