

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING, August 6, 2014

Call to Order at 7:05 p.m.

Roll Call: Lawson, Lyons, Mangus, Bowerman, Miller

Absent: Dean, Link

Also in attendance: Zoning Administrator, Habedank; Recording Secretary, MacLean

Set/Adjust Agenda: Set

Approval of Minutes: July 2, 2014, Regular Meeting Minutes: Motion to approve by Bowerman , second by Lyons. All in favor. Motion carried.

July 16, 2014, Special Meeting Minutes: Motion to approve by Bowerman , second by Miller. All in favor. Motion carried.

Declaration of Conflict of Interest None.

Public Comment: None.

Public Hearing: None

Reports:

Correspondence: None .

Zoning Administrator Report, Habedank: None .

Township Board Representative, Lawson: None.

Chair, Dean: N/A

Old Business:

1. Master Plan Clean-up based on the special meeting of July 16th. Mickey would like to do the edits with Tom Johnson. Kim has addressed several of the charts that have been in question. Pie chart of 2012 tax break down. GT County GIS road map for an 11x17 fold out page, include the streams and lake access points (Kim). Consensus to get a separate map of parks and public land with unlabeled roads (Kim). WWT in GTC (Denny). Updated natural gas line map (Denny). No current FEMA map available, consensus to skip the watershed map. Church picture caption. Appendix, Chart 1 caption, remove "unverified". Figure #11 title: Williamsburg High School, mid 20's to mid 60's, Elk Lake Rd. Chart #3 title: SEV for real property. Appendix detail changes. Zoning map, from GTC GIS map is old. Contact Ron Akers for GIS map (Lois). Remove mobile home park designation.
2. Executive Summary-postponed
3. Communication Plan-postponed

New Business:

1. Doug Mansfield of Mansfield Land Use Consultants regarding Horse Shows by the Bay (HSbtB) project. Zoning Administrator: Is this going to be considered a "use by right"? Due to the scope of the project recommended presenting to the PC. Alex Rheinheimer, owner of HSbtB) has an opportunity to acquire land west of Island Lake Rd. and south of Supply Rd. HSbtB brings in \$15 mil to the community. It is a 30 day project each year. They have had an excellent relationship with Acme Township. Union Twp. has Ranch Rudolph. HSbtB has contracted with Flint Fields (FF) for 7 years. There has been some conflict with FF regarding other uses of the land. 1300 – 1400 very expensive horses and they cannot have broken glass and obstacles left over from other events. 133 acres owned by the Nielson family, approx. 19 acres in Union twp. Mansfield presented an explanation of proposed project. Closes by 7-8 at night, all cleared out by 9-10 p.m. Noise and lights are not an issue as the horses do not tolerate them either. No septic fields, all pump and haul. Possible water/fire tank. Will require clear cut of the area because they are mostly oak and pine. They will plant maples and others. No permanent building structures. The Zoning

Administrator worked with them previously in Garfield Township.

Alex Rheinheimer: Was in Garfield Township for 3 years then moved to Acme FF for 7 years. For the long term survival a dedicated facility is necessary. Premier level horse show. Top 25 shows in North America. There's a waiting list and are turning away important, influential people. Explained a typical day. Spectator traffic is generally on the weekends for the larger events and the charity events. Working locally with Dairy-Doo for manure removal. Only one permanent pavilion structure is hoped for. Drusage by the Bay is something they would like to bring back. It is essential that they move to their own permanent facility.

Answers to questions:

We can anticipate concerns with the Island Lake Association.

Property values in the area will go up.

100' buffer with trees around.

Parking for visitors will hold approximately. 500 will be half grass and half gravel.

On-site food service, food trucks.

Currently have four 6" wells. Looking to build two 8" wells here.

Visibility will be nil from the homes on Island Lake.

Will ONLY be used for horse shows, no additional activities.

Island Lake had the opportunity to purchase the property and did not.

It appears most of what we have seen is use by right. Looks like an exceptional use of this land that fits with what our township is all about.

Will continue using port-a-johns.

Do you (HSbtB) have any concerns about the noise that will/could come from the local land owners? No, it is well buffered.

Emergency service personnel are on hand and on call, 24/7.

2. Next Regular Meeting: September 3, 2014

Public Comment: Kim Halstead – address, do you have to have a designated mobile home park? No.

Adjournment: 9:13 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary