WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
October 4, 2017

Call to Order at 7:04 p.m.
Pledge of Allegiance
Roll Call: Dean, Hooper, Jacobson, Lawson, Mangus, Render
Absent: Link
Also in attendance: Lois MacLean, Recording Secretary; Denny Habedank, Zoning Administrator plus 0 in audience
Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None
Public Comment: None
Public Hearing: Amendment #72 pertaining to:
Article 3, Definitions
Article 17, Administration
Article 19, Request for Amendment
a. Open Public Hearing at 7:05 p.m.
b. Attendance sign in request
c. Notice published in The Record Eagle on September 17, 2017
d. Amendment #72, Article 3, Definitions; Article 17, Administration; Article 19, Request for Amendment
e. Presentations: Zoning Administrator: Definitions – Foot print, recommend from overhang, recommend including decks. Foot print is not used for setbacks. County code says decks have to have a foundation. Add a definition of Setback in the future to address this question. Dwelling question regarding seasonal rentals.
f. Correspondence received: None received from the general public. Clerk Goss provided suggested changes, grammatical, Public Act references and other minor changes.
g. Public Comment:
Comment in opposition to the amendment: None
Comment in favor of the amendment: None
h. Close Public Hearing at 7:26 p.m.
PC discussion, action and decision:

Motion by Lawson, second by Jacobson to send Amendment #72 regarding Article 3, Article 17 and Article 19 including changes as suggested by Clerk with the exception of Site Condominium to the Board for approval.
Roll call vote: Dean-yes; Hooper-yes; Jacobson-yes; Lawson-yes; Link-n/a; Mangus-yes; Render-yes

Approval of Minutes:
Motion to approve September 6, 2017, Regular Meeting Minutes by Dean, second by Lawson. On voice vote, all in favor. Motion carried.

Correspondence: None.
Reports:
Zoning Administrator Report,: Got a call about a possibility of an event barn on M72 – they would like to move ahead on this. It is part Ag and part Residential. May want to look at as a PUD.
Habedank also notes that he is happy to be back.
Dean: Did anyone hear about the Acme township seasonal rental? What was noted in the newspaper is that it limits the number and the size of the property allowed.
Habedank: Medical Marijuana issue will have to be addressed by the December 15, state deadline. Discussion of the timeline. Has a generic/model ordinance that can be updated with Whitewater Township specifics. At this point, because so much is up in the air, it is recommended by other entities to just hold off at this time, wait and see. The township must make a decision. The Board will make a decision based on the survey then, if necessary, it would be sent to the PC for specifics. There are 214,000 card carrying medical marijuana patients in the state. There are 38,000 in the county.
Chair's Report, Mangus: The board did go over the private road ordinance.
Township Board Rep., Lawson: Marijuana growers were in attendance at a recent board meeting.
ZBA Representative, Hooper: September meeting regarding a setback for an accessory building was approved.

Committee Reports: None.
Additional Items: None.

Old Business:

1. Article 6, Residential including potential items to move to 6. 6.13 is about waterfront. Consensus to move all of 6.13 as written to Article 14, Waterfront and address with Article 14.
   Discussion: R1 is subdivisions and around the lakes. There is a trend of "granny flats" and "tiny houses" that may need to be addressed in the future. Maybe consider as a conditional use. These create affordable housing options. Possibly add as a special use in proposed 6.11.
   Consensus to remove proposed 6.02 E
   Mangus will provide an updated proposal for the next meeting.

2. Article 14, Waterfront. postpone

New Business:

1. Article 7, R2-R3. postpone
2. Event Barns. (discussed during ZA report)

Next Regular Meeting November 1, 2017: Agenda items: Continue with Article 6 and the rest of the agenda items.

Public Comment: None
Commission Discussion/Comments: None
Continuing Education: None.
Adjournment: 9:08 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

DRAFT