

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
October 5, 2022

Call to Order at 7: 00 p.m.

Roll Call: In person: Keaton, Mangus, Steelman, Wroubel, Vollmuth  
Absent: Darrow, Jacobson

Also in attendance: Planner Randy Mielnik and Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: Mangus has property that is site condo platted

Public Comment:

Public comment began at 7:04 p.m.

Connie Hymore

Denise Peltonen

Vicki Beam

Public comment ended at 7:13 p.m.

Public Hearing: None

Approval of Minutes:

MOTION by Keaton, to approve the minutes of September 7, 2022; second by Wroubel.

Roll call: Wroubel-yes; Darrow-n/a; Jacobson-n/a; Keaton-yes; Mangus-yes; Steelman-yes, Vollmuth-n/a.

Motion carried.

Correspondence: Included in packet.

Reports:

*Zoning Administrator Report, Hall:*

*Chair's Report, Mangus:* Welcome to our Board Rep., Heidi Vollmuth, and Planner Mielnik

*Township Board Rep, Vollmuth:* Handed out her resume, business card and contact card.

*ZBA Representative, Wroubel:* No meetings in September. Reported on the August cases.

*Committee Reports:* None.

*Planner, Mielnik:* Generally will be working on the ordinances and the township's Master Plan (MP). Will provide materials for the packets. Will provide the MP process to the commissioners. Will work as directed by the PC with Board approval.

Unfinished Business:

1. Update on Zoning Ordinance amendments submitted to the Board.  
#83 – Articles 1, 12 and 14 was submitted and has not been completed.  
#84 – Article 25, Site Plan Review (SPR) and Special Use Permit (SUP) the Board approved the amendment  
#80 – Article 25, Adult Use Marihuana was submitted and has not been completed.
2. Report on township board special meeting. Discussion included pending zoning ordinance amendments, moratorium and insurance coverage.

**Materials request:**

**Planning and Zoning book for Rachel Steelman.**

**Hard copy of the ordinance history of amendments, general ordinance and zoning ordinance that is currently being used for each member and Mielnik.**

**Items for each commissioner: the employee handbook and the policy and procedure manual.**

**Muni-Code for Mielnik and Vollmuth, digital copy preferred by Mielnik.**

Discussion of the zoning ordinance codification and process ensued.

3. Amendment #85 – Medical Marihuana discussion.

Findings of Fact:

Whereas medical marihuana has been rejected by Whitewater Township residents by a referendum of the voters.

Whereas the Whitewater Township Board has voted to rescind authorization for both adult-use and medical marihuana commercial grow and processing facilities within Whitewater Township.

*The Planning Commission recommends disapproval of Parts of 1 and all of sections 2-5 of the proposed amendment #85, establishing medical marihuana grow and processing establishments as a special use.*

Whereas Marihuana Caregiver Operations are permitted within the State of Michigan and Whitewater Township.

Whereas as common sense guidelines would be helpful for residents and neighbors to be aware of standards for such establishments.

Whereas enforcement of standards can be addressed locally if within ordinance.

The Planning Commission recommends approval of the definition of MARIHUANA CAREGIVER OPERATION, MARIHUANA PRIMARY CAREGIVER AND MARIHUANA regarding Medical Marihuana Grow and Processing and adoption of the Medical Marihuana Caregiver grow guidelines in Article 37.

**MOTION** by Keaton to forward to the township as outlined, based on the stated findings of fact; second by Vollmuth.

Roll call: Vollmuth-yes; Jacobson-n/a; Keaton-yes; Mangus-yes; Steelman-yes; Darrow-n/a; Wroubel-yes.  
Motion carried.

4. Citizen Planner enrollment and signup. Mangus will provide the link so commissioners can present to the Clerk.
5. Workgroup report on Articles 28, 31 and 32. Discussion included comments that Article 28 is good/useable. Consensus to have Article 28 reviewed by Mielnik before being sent to the attorney. Consensus to have Mielnik redo Articles 31 and 32 in the future.
6. Planning Consultant and Master Plan Review status: Randy Mielnik has been contracted by the township.
7. Article 5, Districts and zoning ordinance Word documents were discussed previously during the meeting.

New Business:

1. Review of Article 25, Special Use Permit standards for Commercial Campgrounds. Discussion included the number of days allowed to camp, state requirements, site sizes and density. Hand it off to Mielnik for input.

**Mangus will present the plan of Mielnik work, Article 28 and Article 25-commercial campgrounds, to Popp for contract approval.**

Next Regular Meeting is scheduled for November 2, 2022, 7:00 p.m.

Next meeting agenda: Article 28, Article 25-campgrounds, strategy and recommendations on moving forward on the MP and the zoning ordinance.

Public Comment:

Public comment began at 9:16 p.m.

Vicki Beam

Connie Hymore

Lois MacLean

Public comment ended at 9:32

Commission Discussion/Comments: Wroubel appreciates the better sound.

Continuing Education, Vollmuth will provide links to various articles of interest.

Adjournment: 9:37 p.m.

Respectfully Submitted  
Lois MacLean,  
Recording Secretary