

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
November 2, 2022

Call to Order at 7: 00 p.m.

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

Also in attendance: Planner Randy Mielnik and Recording Secretary MacLean
Zoom attendance: 4

Set / Adjust Agenda: Move New Business before Unfinished Business

Declaration of Conflict of Interest:

Mangus notes that she owns property at the corner of Crisp and Williamsburg.

Jacobson notes that he worked for High Pointe many years ago.

Steelman notes that she lives right in the neighborhood of the golf course project.

Mielnik indicates that it may be a question for the attorney.

Hall asks the people who have stated the possible conflict to state what the conflict would be.

Consensus of the PC that there is nothing that rises to the necessity of recusing oneself.

Public Comment:

Public comment began at 7:09 p.m.

Linda Slopsema

Vicki Beam

Connie Hymore

Public comment ended at 7:14 p.m.

Public Hearing: None

Approval of Minutes:

MOTION by Steelman, to approve the minutes of October 5, 2022, as amended; second by Wroubel.

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

Motion carried.

Correspondence: Included in packet.

Reports:

Zoning Administrator Report, Hall: Site Plan Review moratorium has been lifted. Appreciate the presentation of the Planner.

Chair's Report, Mangus: Zoning Ordinance (ZO) project has been forwarded to the Supervisor. Should be close to having a word copy of the ZO.

Short Term Rental (STR) was previously set aside as the state legislature is working on the subject.

Kim is willing to share her Rob Samel's book of Whitewater Township, a general and historical perspective.

Township Board Rep, Vollmuth: Not available.

ZBA Representative, Wroubel: No cases.

Committee Reports: None.

Planner, Mielnik: Materials are under the agenda items.

Unfinished Business:

1. Update on Zoning Ordinance amendments submitted to the Board.
 - #80 – Article 25, Adult Use Marihuana, no additional information from the board
 - #83 – Articles 1, 12 and 14, no additional information from the board
 - #84 – Article 25, Site Plan Review (SPR) and Special Use Permit (SUP), adopted by the board.
 - #85 – Medical Marihuana, no additional information from the board
2. Update on resource materials – books, Zoning Ordinance, General Ordinance, Policy Manual and Employee Handbook are being worked on for distribution.

3. Update – Citizen Planner Course. Wroubel has completed the course and has his certificate. The Planning and Zoning Guide book was helpful with the course. Steelman has started the course.
4. Article 28, Condo Regulations recommendations from Mielnik presented included description of PUD and condominiums and subdivisions; density as determined in the zoning district; terminology consistency; private road guidelines; guidelines for the site condo roads; identify larger trees; connecting local ordinance with state law; only use the article number when referencing other articles throughout the ordinance.
Changes presented to Mielnik to incorporate so it can be presented to legal for review.
MOTION by Jacobson to forward the Article 28 as amended to the township attorney for review; second by Steelman.
Roll call vote: Jacobson-yes; Keaton-n/a; Mangus-yes; Steelman-yes, Vollmuth-n/a; Wroubel-yes; Darrow-n/a; Motion carried.
5. Article 25, SUP standards for commercial campgrounds recommendation from Mielnik. Postponed.
6. Master Plan review process – Mielnik. Postponed.

New Business:

1. Preliminary Site Plan Review for proposed golf course and accessory uses.
Hall notes that golf courses are a permitted use.
Scott Jozwiak, project engineer for the proposed High Pointe golf course, presentation of the project layout and the accessory structures. Minimal landscape changes with minimal amounts of fertilizer. This is a low impact golf course. The auxiliary/accessory buildings are strictly to be used in conjunction with the golf course. The guest buildings will be only available to club members and will be in use only during the golf season.
Q & A with PC members and Jozwiak. The most significant concern could likely be the condition of Moore Road. Wroubel sees this as fitting in our Master Plan and will increase jobs.
No conferences, weddings, etc. There could be fund raiser golf events.
The accessory uses are only available with the golf course.
They will include the necessary lot line setbacks.
Mielnik, detail building designs, etc., are not required for preliminary site plan approval.
They are getting letters of approval from the county and Acme Township. Drainage areas are planned.
Hall comments that the zoning ordinance is what it is. Here is the ordinance, here is the plan, explain how the plan meets the standards, use it like a check list. They will bring back a final plan and a narrative. Recommend bringing back the final site plan to the December meeting.
The fundamental question is “is this a legal use according to our zoning ordinance?” Consensus is yes.
Consensus that a traffic study be submitted with their final site plan proposal.
Schedule for December a final site plan review.
MOTION by Jacobson for preliminary approval of reconstruction of High Pointe golf course with the condition to bring back the requested road study; second by Wroubel.
Roll call: Darrow-n/a; Jacobson-yes; Keaton-n/a; Mangus-yes; Steelman-yes; Vollmuth-n/a; Wroubel-yes.
Motion carried.

Next Regular Meeting December 7, 2022, with a 6:00 p.m. start-time

Next meeting agenda: Final Site Plan Review

Public Comment:

Public comment began at 9:24 p.m.

Connie Hymore

Vicki Beam

Public comment ended at 9:30 p.m.

Commission Discussion/Comments: The board over rules the PC and they can shut things down.

Continuing Education, Romulus ZO and campground standards provided by Heidi Vollmuth.
Introduction to Master Plan review process provided by Randy Mielnik.

Adjournment: 9:34 p.m.

Tabled items: Article 5 Districts

Respectfully Submitted
Lois MacLean,
Recording Secretary