

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
December 7, 2022

Call to Order at 6:00 p.m.

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

Also in attendance: Planner Randy Mielnik and Recording Secretary MacLean
Zoom attendance: 6

Set / Adjust Agenda:

Declaration of Conflict of Interest:

Public Comment:

Public comment began at 6:06 p.m.

Michelle Rorath

Vicki Beam

Connie Hymore

Public comment ended at 6:13 p.m.

Public Hearing: None

Approval of Minutes:

MOTION by Steelman, to approve the minutes of November 2, 2022, as amended; second by Jacobson.

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

Motion carried.

Correspondence:

Reports:

Zoning Administrator Report, Hall: Shared by Mangus: Randy has done excellent job on the ordinance and master plan requirements; High Pointe Golf will be back later; when the moratorium is lifted we will expect to hear back from the Baggs Road Project people; citizen complaint regarding land split; training link will be provided via email.

Chair's Report, Mangus: Nothing back from Supervisor Popp on the Word version of the current Zoning Ordinance. Reappointments that are on the board agenda are Wroubel and Steelman. Darrow does not want to be reappointed. Mangus is not on the agenda.

Township Board Rep, Vollmuth: No Zoning Ordinance copies have been provided.

ZBA Representative, Wroubel: No cases.

Committee Reports: None.

Planner, Mielnik: The contract is for working on the master plan and to be available for work on the zoning ordinance. Mielnik notes that he is under the authority of the Supervisor as far as getting approval to work on items.

Unfinished Business:

1. Update on Zoning Ordinance amendments submitted to the Board.
#83 – Articles 1, 12 and 14, no additional information from the board, it is on the Board meeting agenda, will come back from the board, we will make updates, we will do another public hearing and send it back to the Board.
#82 / #85 – Medical Marijuana and Adult Use, no notification has come back from the board.
2. Update on resource materials – Zoning Ordinance, General Ordinance, Policy and Procedure Manual and Employee Handbook still need to be provided.
3. Update – Citizen Planner Course Wroubel is done. Steelman notes that it is a lot common sense information. Steelman suggests possible study sessions in addition to meetings to understand things such as exparte and bylaws. Vollmuth is signed up for the course.

Bylaws review and election of officers will be in January.

Has publishing of Article 25 been completed? Heidi read through board meeting motions.

4. Attorney opinion on Conflict of Interest pertaining to current topics. Regarding the golf course, if it were a special use people within the 300' of the property could be considered questionable.
Condo development conflict of interest, at this point nothing that has been brought up is viewed as a conflict.
Keep the attorney opinion in your records for future reference.
5. Article 28, Condo Regulations. Definitions were added, changes from the attorney are mostly grammatical and minor.
Heidi will find out why the attorney wants only one person involved in a pre-plan evaluation.
MOTION by Jacobson to schedule Article 28 a public hearing for the January meeting, second by Vollmuth.
Roll call: Darrow-n/a; Jacobson-yes; Keaton-n/a; Mangus-yes; Steelman-yes, Vollmuth-yes; Wroubel-yes.
Motion carried.

Mangus will get the information to the Clerk for publication.
The Board may want the side by side comparison. Mielnik will supply the Word version.
6. Introduction to Master Plan process discussion with presentation.
Mapping is needed for both zoning ordinance and the Master Plan.
Create a committee / subcommittee / work session to create a survey and citizen engagement.
Public can share photos for the plan.
Heidi will include this in her board report at the meeting next week.
Get familiar with the 2009 survey.
What specific topics would you (PC members) like to have addressed at work sessions?
7. Article 25, SUP standards for commercial campgrounds, run through the language and suggested changes.
Discussion ensued regarding roads, traffic studies, yard setbacks, buffer screening, standards, existing single family residential home, maximum site density (revisit at January meeting), shed / building size, open space or common area. Pickup next month.

New Business: None

Next Regular Meeting January 4, 2023, 6 p.m. Agenda: Public hearing, master plan, commercial campgrounds.

Public Comment:

Public comment began at 8:52 p.m.

Vern Gutknecht

Denise Peltonen

Connie Hymore

Public comment ended at 9:01 p.m.

Commission Discussion/Comments: Microphones, zoom, technology, screen sharing.

Continuing Education

Adjournment: 9:07 p.m.

Tabled items: Article 5 Districts

Respectfully Submitted

Lois MacLean,

Recording Secretary