

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING, JUNE 19, 2013

Call to Order by Chairperson, Dean at 7:00 pm

Pledge of Allegiance

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

Absent: Link

Also in attendance: Acting Zoning Administrator, Popp, plus 5 in audience.

Set/Adjust Agenda –

Approval of Minutes of 6/5/2013 Meeting: Motion to approve by Miller seconded by Mangus.

All in favor. Motion Carried.

Declaration of Conflict of Interest: None

Public Comment: None

Public Hearing: None

Old Business:

1. Master Plan, Part 3.
  - a. Review History Section Additions: Discussion, minor sentence structure changes. Population graph addition at 20 year increments. **Consensus with discussed changes.**
2. Future Land Use Map: Future Land Use Map = Existing Land Use Map without lot lines. Current land use vs. current zoning map discussion. Land use map of 2010 is quite accurate. Discussion: Revise the map: Wetland, open land, state land all one color, water, residential all one color. Limit the number of colors. County does it for free. Harshfield, from audience: Does the township have the software to generate this map? Popp: We need a projector. Lawson to have the county do it and get the file that can be manipulated. The Master Plan will include a current zoning map and an existing land use map that will be labeled as a future land use map.

New Business:

1. Review Master Plan Part 4: Discussion: Public participation in development of the Master Plan in title. “As part of the Master Plan rewrite. . .”, rearrange order of sentences. Don’t need all of the categories as listed in the reference to the open houses. Read through. Move “over recent years. . .” paragraph to the end of the section. Include reference to website. Many additional meetings. . . paragraph, read through with changes. The 2009 survey reference, remove accuracy confidence reference. **Consensus with changes. See a draft with the changes at next meeting.**
2. Review Acknowledgement Page: Name with the years of service. Current Board, current PC and list of other contributors involved and survey group. Miller to complete list, starting June 2007. **Draft at next meeting.**
3. Next Meeting
  - a. Date: July 10<sup>th</sup> next scheduled meeting. Historical society meeting conflict.
  - b. Set Next Agenda: Old Business: Review Future Land use map; public participation and acknowledgement page. New Business: Appendix. See the June 2013 complete draft copy. Review the layout.

Public Comment: John Mater: 302 Island View Dr. When you take out the level of confidence statement you lose credibility. At first blush 39% sounds like a low number and if you do not have the level of confidence in there many people will lack confidence in the results. Are you watering it down by taking the confidence level out? (Commission: Will be addressed at the next meeting – good point.)

Harshfield: Response we got on the survey was phenomenal. The preface of the survey describes this. It would be a mistake to only include the recap from the survey company. Do we have access to the full survey, full comments and summary?

Commission Discussion/Comments: Information for newsletter.

*Lawson:* 25<sup>th</sup>, 7 p.m. and 26<sup>th</sup>, 5 p.m. Board meetings interviewing applicants for the Zoning Administrator position.

*Popp:* Would like input regarding business signs along M72. Property line issues regarding road center lines and where signs are allowed. Legal center of the road must be referenced. Question: how do we look at this? Renee's House of Quilting would like to move their sign. Review the 15' set back. County GIS shows these three parcels' issues. "Parallel to" is the verbiage. We will have an application for a sign change at the next meeting. Mr. C's sign is higher than allowed. Need to address last minute changes to plans being allowed before coming to the PC. Food trucks in the township – general zoning rules holds that if a use is not allowed it is banned. Please come back with your thoughts on these.

Continuing Education: Info sent via e-mail, excellent meeting to go to if possible.

Adjournment: 8:55 p.m.

TABLED ITEMS: Non-conformities; Permitted and Special Uses; Essential Services; Fences; Village District; Rental Vacation Home Ordinance; Road Map with setbacks and boundaries; Accessory Dwelling definition.

Respectfully Submitted,  
Lois MacLean  
Recording Secretary