

Approved  
7/1/2015  
CB

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING, June 17, 2015  
7:00 PM, Whitewater Township Hall  
5777 Vinton Road, Williamsburg, MI 49690  
Phone 231-267-5141/Fax 231-267-9020

1. Call to Order: By Chairman Link at 7:00 pm.
2. Pledge of Allegiance was recited by all.
3. Roll Call: Board members present were Link, Dean, Mangus, Miller, Lyons, Hooper and Lawson.
4. Approval of Agenda: Approved.
5. Conflict of Interest: None.
6. Public Comment: Vaugh Harshfield, 4404 Broomhead Road, congratulated the Board on the successful open house they held. He did notice that the majority of the questions from the public were in regards to general Township business and not about the Master Plan.
7. Public Hearing: None.
8. Approval of Minutes: None.
9. Correspondence: None.
10. Reports: None.
11. Unfinished Business:
  - a. Discussion of material presented during our last meeting:  
The Board discussed how to inform the Township residents about the reworking of the Zoning Ordinance. It was decided they would include a letter in the newsletter, along with the long range goal. The Board discussed what words would best convey the work that is going to be done to the Zoning Ordinance such as: recodification, review, rearranging, housekeeping. Also, the Board would like to encourage the public to come to the meetings, and they want to keep the public updated about the open houses.
  - b. In regards to keeping track of the changes to the Zoning Ordinance the Board agreed to have the changes read into the record. Also, they talked about having the Zoning Administrator

keep the Ordinance up to date with the changes and maybe attend some of the meetings.

c. Sample table provided WWT PC Secretary Mangus: Is being worked on.

## 11. New Business

a. Review Article 27 & Review Article 6 – in conjunction with Article 27: These Articles has been interpreted by legal counsel as providing the buffer zone around the lakeshore. It requires approval from the Planning Commission for every incidence:

The Board discussed these articles in depth. Discussion included:

- (1) All applications, as it stands now, are supposed to come before the Planning Commission.
- (2) The Articles regulate things Whitewater doesn't even have.
- (3) Environmentally sensitive cases should still come before the Planning Commission.
- (4) An application should be designed that the Zoning Administrator can approve without the Planning Commission.
- (5) The Article needs pared down, take out what doesn't apply.-Mangus.
- (6) Design an application with three levels, depending on the amount of Planning Commission review is needed.-Link
- (7) Tackle the Articles after the application is designed because it will take lots of time to go through the Articles.
- (8) Putting a moratorium in place until this is settled.-Mangus
- (9) Keep it simple enough so the average build doesn't need to hire a consultant.-Hooper
- (10) Need to keep a good check on the flood plan areas.-Link

The Board decided to design an application that the Zoning Administrator can apply and later rewrite Article 27 and 6. Consensus to have the Zoning Administrator redesign the building application and then bring it before either the Planning Commission or the Township Board.

b. Next Meeting Date – July 1, 2015.

c. Next agenda: To be added to the agenda, table of contents and an open house from 6:30 to 7:30. Article homework will be assigned before the next meeting.

12. Public Comment: Dave Hauser, 9240 Skegemog Point, agrees the Zoning Ordinance needs work and hopes they get the right balance between being too simple versus too complex.

13. Commission Discussion/Comments: None.

14. Continuing Education: None.

15. Adjournment: Moved by Lawson and supported by Miller to adjourn at 8:15.  
Carried.

**TABLED ITEMS: Non-Conformities; Permitted and Special Uses; Essential Services; Fences; Village District, Rental Vacation Home Ordinance**

**KIM MANGUS, SECRETARY  
WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS**

**RONDA ROBINSON, RECORDING SECRETARY  
WHITEWATER TOWNSHIP ZONING BOARD OF APPEALS**

**NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR  
CORRECTION PRIOR TO THEIR ADOPTION.**