

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING, July 10, 2013

Call to Order: 7:01 pm

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

Absent: Link, Lawson

Set/Adjust Agenda: Master Plan approval Public Meetings, add New Business as 3, move 3 to 4.

Approval of Minutes: Approval of June 19, Special Meeting Minutes: Motion to approve by Lyons seconded by Bowerman. All in favor. Motion carries.

Declaration of Conflict of Interest None

Public Comment: None

Public Hearing: None

Reports:

Correspondence: As forwarded

Zoning Administrator, Popp: June 2013, busy month. Possible note in newsletter regarding contact information for short term rentals.

Township Board Representative, Lawson: N/A

Chair: Thanks to everyone for all the work on the Master Plan

Old Business:

1. Future Land Use Map. Accept Existing Use Map as Future Use Map. Tabled. Lawson was to bring the relayed map. Mangus: Recommend a revisit of Commercial and Industrial when we do get to look at the map. Miller agrees. (Discuss at next meeting) County GIS is working with Popp and Lawson on the map.
2. Review Master Plan #4 as amended on page 17 of the draft: Survey as added to MP or just reference it as available upon request or just reference and not note its availability. Discussion on sentence fragmentation and grammatical correctness. Add "complete" to rewrite of the Master Plan. . . in the second paragraph. Remove parenthesis in the fourth paragraph. **Consensus as discussed with changes.**
3. Review Acknowledgements. Add Bowerman, DeLong, Lawson as Trustee and PC Board Rep., Boyd as Trustee and PC Board Rep. (Lawson and Boyd labeled the same) add Ron Akers intern and Interim Zoning Administrator-Ron Popp. **Consensus as discussed with changes.**

New Business:

1. Review entire Master Plan as 1st draft. "Good job, Ron". Still need work on the graphs. It may be easier to create and work with graphs and maps as images.
2. Appendix and Table of Contents. Page numbering, font, unbold all of the body. Keep numbering of the Parts. Mangus: Transportation, Part 6, Subcategory should include Pedestrian and Bike Path. New map: supplied by county, last updated in 2003, add a legend. Popp will see what GIS can do with this map and if there is a newer one available with good clarity. Include reference of maps in the Table of Contents. Whitewater Township North and Whitewater Township South and County Transportation Plan Designations (title), with designation of reference. Make the maps as large as possible. Part 5, Future Land Use Plan, remove second sub heading and add to list of maps "Current Map" and "Future Land Use".

Complete Read Through?

Page 4: "A complete rewrite". Grammatical changes may be necessary but the meat of it all is good. "What is the Master Plan?" sentence structure. Remove "however pending implementation. . ." and move the sentence to the first part of the paragraph. A lawyer indicated that local courts interpret the Master Plan as the ultimate authority but that is not our intent of this plan. Strike the third paragraph. Eliminate the redundancy. Analyses, recommendations and

proposals are not part of this plan, drop the sentence. First paragraph – Introduction: Discussion and changes by consensus.

3. Want to be coordinated with the Board regarding Public Hearings. Find out how the Board would like to handle. Mandatory 63 day review period. With the Board's resolution, several years ago that the Board gives the final authorization of the Master Plan, the question is whether the Planning Commission is required to do public hearings also and even if they are not mandatory is it something the Planning Commission would like to do anyway? Is it possible to do a joint Township Board and Planning Commission meeting?
4. Next Meeting: August 7, 2013
Review Master Plan draft starting at Part 2, page 6.
Review Appendix
Table of Contents (will be the last thing covered)
Review the High Resolution Map coming from Lawson

Public Comment:

Kim Halstead: 7923 Cook Rd., The last time the Planning Commission had a public hearing first for input, it was ignored and sent it to the Board. The Board held a public hearing and got negative input. Planning Commission and Board needs to hold public hearings.

John Mater: 302 Island View Drive. Regarding the survey percentages, appears they were eliminated completely. You never came back to where people can look for the survey. The Appendix will be where people will be lead to being able to find the survey results at the town hall or on the website (available upon request). Dean: Statistics can be very misleading. Statistical significance levels.

Lynn DeLong: 722 Island View Drive. Objections to some changes made tonight. Summarization of the Master Plan. The last sentence was scratched. It is not a document that spells out things that cannot be used it spells out the basis for zoning. Dean: The Plan serves as an aid in decision making. DeLong: It is in the law, the statute. Using the Plan as a basis. Dean: We want to eliminate what has happened in neighboring communities with the courts interpreting the law based on the Master Plan. Mangus: We do not want the courts to be able to make decisions based on the Master Plan, we want them to use the ordinance. DeLong: The court has a responsibility to interpret. The court is the check and balances. The people have no input in making ordinance. The Master Plan is based on what the community has wanted, based on public opinion. It is the basis and guidance for the zoning. Dean: It is stated throughout the Plan.

Continuing Education: None

Adjournment: 9:18 p.m.

Respectfully Submitted:

Lois MacLean, Recording Secretary

TABLED ITEMS: Non-conformities; Permitted and Special Uses; Essential Services; Fences, Village District; TC-TALUS; Road Map with setbacks and boundaries;

FUTURE TOPICS LIST:

(in the order which they were added to the "Tabled Items" list)

Non-conformities – added pre 2013

Permitted and Special Uses – added pre 2013

Essential Services – added pre 2013

Fences, Village District – added pre 2013

TC-TALUS; Road Map with setbacks and boundaries – added pre 2013

Short term rentals – added July 2013