

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
September 6, 2017

Call to Order at 7:02 p.m.

Pledge of Allegiance

Roll Call: Dean, Hooper, Jacobson, Lawson, Mangus, Render

Absent: Link

Also in attendance: Cheryl Goss-meeting notes

Set / Adjust Agenda:

Declaration of Conflict of Interest: None

Public Comment: None

Public Hearing: None

Approval of Minutes:

Motion to approve August 2, 2017, Regular Meeting Minutes by Dean, second by Render. On voice vote, all in favor.

Motion carried.

Correspondence: None.

Reports:

Zoning Administrator Report,: Mangus reported that Habedank was offered and accepted the Zoning Administrator position.

Chair's Report, Mangus: None

Township Board Rep., Lawson: Lawson and Mangus reported the following business at the township board meeting of August 22: Amendment 71 was adopted as proposed. Private Road was postponed until the September 12 meeting. Popp's intention is that he will put PC amendments on the agenda of the second meeting of the month.

ZBA Representative, Hooper: No August meeting.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Election of Secretary for 2017. Mangus notes that, per the bylaws, the PC is supposed to have a chair, vice chair and secretary. The secretary has authority to sign notices and is third in line to chair meetings. Lawson nominated Render as Planning Commission Secretary through 2017, second by Jacobson. Render accepted. On voice vote, all in favor.
2. Article 3, Definitions, starting with P. Existing wording and revised wording were reviewed: Parcel, plat, plot plan, recreational units, sign, sign structure, site condominium, site condominium subdivision, site condominium subdivision plan, site plan, special uses, vehicle, yard (front yard, rear yard and side yard).

The following definitions are proposed to be added and wording was reviewed: Footprint, land division, buffer strip, cul-de-sac, hammerhead, deed restriction, driveway, greenbelt, nuisance, planned unit development (PUD), primary or principal building, primary or principal use, private road, restrictive covenant, variance, special use permit.

The following definitions which exist in other locations in the zoning ordinance were reviewed and are proposed to be moved to Article 3: Agricultural premises, commercial premises, institutional premises, major street, premises, recreational premises, zoning administrator, community impact statement, natural features, planned unit development (PUD) from Article 32, COPUD, underlying zoning.

Consensus that the entirety of the Definitions section will be prepared for public hearing.

Definition of Fence, Residential Standards discussed. It contains all the rules for fences.

Mangus proposed the definition/standards be moved either to the end of Article 6 under Supplementary Standards or to Article 37 Supplementary Provisions.

Discussion of what Supplementary Standards and Supplementary Provisions are.

No land use permits are needed.

Mangus proposed that the definition of fences be dropped. If it needs to be reinserted under Article 6 or Article

37 at a later date, it can be.

Definition of Structure needs to be addressed.

3. Article 17, Zoning Administrator Job Description. Mangus stated she did a cross reference of the board's definition and the PC's. There are not any direct conflicts.

Discussion followed. Article 17 was already approved for public hearing.

Motion by Jacobson to add to Article 17.12, line K, "All additional responsibility as outlined in the Whitewater Township Zoning Administrator Job Description as revised", second by Lawson. On voice vote, all in favor. Motion carried.

Motion by Dean to schedule a public hearing for the PC's next regular meeting in October putting forth Article 3 Definitions, A-Z along with Articles 17 and 19, second by Jacobson. On voice vote, all in favor. Motion carried.

4. Article 18 – Zoning Board of Appeals (ZBA), first review. Mangus stated that she did not hear back from the ZBA. Cross referencing showed no conflicts. Mangus proposes there are no public notice issues, no reason Article 18 needs to be reviewed unless we hear back from the ZBA.

New Business:

1. Article 6 Residential – postponed.
2. Potential items to move to Article 6 – postponed.
3. Article 14 – postponed.
4. Article 7 R2-R3 – postponed.
5. Topics for October public hearing: As previously motioned and approved, Articles 3, 17 and 19.

Next Regular Meeting October 4, 2017: Will pick up where the PC left off on this agenda. Priority will be on Article 6 then Article 7. The big item is anything we think needs to be added or removed from the residential district. Concerning potential items to move to Article 6, we could move fences and other items to the back. Mangus anticipates having a rough draft of Articles 6 and 7 at the next meeting. Also, one portion of Article 6 has all of the rules for the Boardman River, which may not be the most appropriate location, possibly move to Article 14 Waterfront.

Public Comment: None

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 9:13 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary