

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF 02/02/2011 REGULAR MEETING

Call to Order

Chairperson, Zakrajsek, called the meeting to order at 7:06 pm

Roll Call:

Members Present: Zakrajsek, Dean, Mangus, Lyons, Boyd, Courtade

Members Absent: Miller

Also Attending: Zoning Administrator Meyers, Recording Secretary MacLean plus 5 members of the public.

Set/Adjust Agenda: Mangus request adding Sub committee meeting information because the Twp. Board has it on the agenda Tuesday. The board IS going to address. Propose to add Sub committee report by Mangus, 2nd by Dean. All in favor. Right at the front of new business.

Approval of 01/05/2011 Regular Meeting Minutes

Motion by to approve minutes by Boyd, seconded by Dean. All approved

Motion carried 6-0

Conflict of interest: None declared

Public Comment: Harshfield: Goals are looking much better than previous ones in the previous Master Plan. Nothing is referencing the survey. The monies spent on the survey would warrant mention.

Reports:

Correspondence: NONE

Zoning Administrator – January 2011: visited the McBain wind turbines. Early to mid April for a wind turbine “tour” with Marty Dillon.

TC-TALUS/M-72 Corridor Committee: meeting cancelled

Township Board Representative: Working on budgets. No issues with the PC budget.

Chair: Zakrajsek: None

Old Business:

Master Plan:

- a.) SWOT on parks and rec, update from Board. A parks and rec advisory board will be created. There will possibly be an ordinance establishing a parks and rec board. Well received by the Board.
- b.) Goals: Meyers: Working on information regarding wind: Getting the survey information referenced in the goals is a good idea. A goal in the Master Plan encouraging renewable energy . Courtade: it will have to be addressed, it is coming. Mangus: Addressing it and promoting it are two separate things.

Dean: Prioritized goals? All have equal weight or are there a couple that are more “important”. Everyone has their own idea of what is of first importance.

Trumping/over riding goals. Basic rights. Create a tax base is one that makes me nervous every time I go by it.

Mangus: Get it down to a few goals and have “sub points” under other goals.

Meyers: This list of goals is set in the order of how we went around the table. Make some of these as objectives under the Goal.

Dean: order: Respect the individual rights is an even larger more encompassing goal. First, does it fit that or does it conflict?

#1 is Respect the individual rights of property owners.

#2 Rural character + 2.1, Cluster and contain future development. . . , 2.2, Encourage utility improvements. . . and 2.3, Direct future development. . .

Objectives can be listed in more than one goal.

Mangus: The term Smart Growth can be a very loaded term. Spell out exactly what you mean. Four goals: #1 Respect Property rights

Boyd: Summarize goals and objectives in an outline format.

Mangus: Community, Agriculture, Commercial and Property Rights with everything else as sub-goals/objectives.

Respect individual rights of property owners

Preserve rural character

Build a sense of community

Encourage the success of our commercial / industrial (township businesses) opportunities.

Streamline a set of 4 or 5 goals.

New goal not on the list: Environment and safety of the community – health, safety and welfare. Proper road structure, water quality issues. Can be part of property rights. Can go under Rural character and sense of community.

Primary Goals

1. Respect individual rights of property owners

2. Preserve the township’s rural character

3. Build sense of community

4. Encourage economic opportunities.

Objectives:

Business and home occupations (4)

Promote expansion of Agri-tourism (2 & 4 & 1 & 3)

Protect natural amenities (2)

Direct future development (2, 3 & 4)

Cluster and contain future development (4)

Encourage utility improvements (4, 3)

Encourage safe & efficient roads and pathways (2, 3, 4)

Health, safety and welfare can be a point of each goal.

Meyers to bring this back in a more refined format that we can work from.

Working from home and running a business from your home/property are two very different things.

We need to keep it simple. Master plans 200+ pages seems too large. 20 seems to be too small, not enough detail. Something in between seems to be more practical. Create this in an outline form – easier for the community to understand and absorb. We are writing an outline for our zoning ordinance. Each ordinance should be able to be referred back to the goals in the Master Plan – optimally.

Should we reference the survey in the Master Plan? The survey is part of the appendix. Source materials. Public participation portion.

New Business:

Sub Committee on Medical Marijuana:

Meyers: Six went to the conference in TC on the 19th. The Township attorney recommendation is that we should not do a flat out ban. He recommends a six month moratorium. Using the six months to gather information and write a good ordinance. An interim ordinance. A general ordinance goes into effect immediately. Zakrajsek: If you have a health issue can you get a card to use or grow for personal use? Boyd: Is this extendible? Yes. It can also be shorter. General Ordinance of the Whitewater Township and interim ordinance imposing a temporary moratorium. . . most area townships have put in place a moratorium, only Paradise township has put in a flat out ban. Pause on dispensary / store front. Home occupation issue. The township cannot really restrict the patient. Zakrajsek: We are a farming community. Right to farm issue? Meyers: RTF has no bearing on this. No GAAMPS established. Boyd: It is just a matter of gathering information and address once we have more info. The moratorium gives us the opportunity to handle it properly. Zakrajsek: Does the township have a power over this? We don't even know what we are going to regulate. Individuals can grow and use medical marijuana for personal use.

Lyons motion to recommend the Township Board adopt the temporary moratorium, second by Courtade. Is this sensitive subject actively being addressed? Yes. Electronic communications amongst the PC Medical Marijuana sub-committee before the next meeting, which is at 6 p.m. the same day as the next Planning Commission. Roll call: Courtade-yes, Boyd-yes, Lyons-yes, Mangus-yes, Miller-absent, Dean-yes, Zakrajsek-yes.

Motion carried 6-0.

Boyd recommends people from the Planning Commission be at the Township Board meeting to support this moratorium.

Continuing Education: None

Public Comment:

Vaughn Harshfield, Broomhead Road: Can citizens go to the wind turbine site? Yes.

Mike Jacobsen, Skegemog Point Road: Medical Marijuana – the moratorium sounds like a good idea. I would like to say, this is a whole brand new industry. Hemp has been a staple in human's lives forever. I don't know if I want to see dispensaries, etc. In the future, I see growers all over the country growing hemp seeds for food purposes. Dr. Oz, a nationally televised celebrity doctor, says it is an excellent food product. I cannot compete in that market. The pot smokers are not where this is going. This industry will be a whole boom. Don't run this booming industry out of this community. This is my home, my family's home. This industry is not for kids growing pot to smoke. It crosses all walks of life. Give us a chance.

Deb Simerson, Elk Lake Trail: We ask you to have an open mind regarding having chickens and personal use farm animals, eggs, chicken, etc. Please don't leave this hanging out there for ever. Meyers: Farm animals will be brought up for discussion again, that is why it is in the list of Tabled Items, so it will not get forgotten.

Adjournment: (8:55) Motion by Boyd, seconded by Mangus, all in favor.

Tabled Items: Non-Conformities; Definitions-Fences; Permitted, Special Uses and Farm Animals

Respectfully Submitted by Lois MacLean Recording Secretary