

Whitewater Zoom is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Meeting

Time: Oct 6, 2021 07:00 PM Eastern Time (US and Canada)

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WHITEWATER TOWNSHIP PLANNING COMMISSION

AGENDA FOR REGULAR MEETING *October 6, 2021*

7:00 p.m., Whitewater Township Hall

Via ZOOM and in person

5777 Vinton Road, Williamsburg, MI 49690

Phone 231-267-5141/Fax 231-267-9020

1. Call to Order/Pledge Allegiance
2. Roll Call of Commission Members
3. Set/Adjust Meeting Agenda
4. Declaration of Conflict of Interest
5. **Public Comment:** Any person shall be permitted to address a meeting of the Planning Commission. Public comments shall be carried out in accordance with the following rules and procedures:
 - a. Comments shall be directed to the Commission, with questions directed to the Chair.
 - b. Any person wishing to address the Commission shall speak from the lectern and state his/her name and address.
 - c. Persons may address the commission on matters that are relevant to township planning and zoning issues.
 - d. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer Commission members' questions.
 - e. Public comment shall be limited to 3 minutes.
6. Public Hearing: None

7. Approval of minutes of September 8, 2021.
8. Correspondence
9. Reports/Presentations/Announcements/Comments
 - a. Zoning Administrator, Hall
 - b. Chair, Mangus
 - c. Township Board Representative, update by Mangus in lieu of representative: approve or amend PC update to the Board for September
 - d. ZBA Representative, update by ZA in lieu of representative
10. Unfinished Business:
 - a. Master Plan review, Mr. Grobble
 - b. Marihuana ZA Amendments including:
 - Status report
 - Field Trip reports regarding Kalkaska, Vassar
 - Video Training, MRA Municipal Marijuana Education 2021: [MRA Municipal Marijuana Education 2021 - YouTube](#)
 - Direction and intent regarding Marihuana ZA amendments, possible subcommittee
11. New Business:
 - a. Article 5, zoning districts, shifting to a map based system
12. Next Meeting November 3, 2021
13. Public Comment
14. Commission Discussion/Comments – Prepare update for TB for October 6 meeting.
15. Continuing Education: video presentation, “MRA Municipal Marijuana Education 2021”, available on YouTube, [MRA Municipal Marijuana Education 2021 - YouTube](#)
16. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township clerk at 231-267-5141.

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
In-person and via ZOOM
September 8, 2021

Call to Order at 7:05 p.m.

Roll Call: In person: Mangus, Dean, Jacobson, Wroubel

Unfilled seats: Two commissioners, Board Representative and ZBA Representative

Also in attendance: Zoning Administrator Hall and Recording Secretary MacLean

Set / Adjust Agenda: Move Mr. Holl presentation before Unfinished Business

Declaration of Conflict of Interest: None.

Public Comment:

Linda Slopesema, 9693 Miami Beach Rd, Traverse City has launched an online survey relating to recreational marihuana.

Public Hearing: None

Approval of Minutes:

MOTION by Dean, second by Jacobson to approve August 4, 2021, Meeting Minutes.

Roll call: Dean-yes; Jacobson-yes; Mangus-yes; Wroubel-yes. All in favor. Motion carried.

MOTION by Dean, second by Jacobson to approve August 24, 2021, Special Meeting Minutes. Add the handout document as mentioned

Roll call: Mangus-yes; Wroubel-yes; Dean-yes; Jacobson-yes. All in favor. Motion carried.

MOTION by Jacobson, second by Wroubel to approve August 24, 2021, Closed Meeting Minutes.

Roll call: Wroubel-yes; Dean-yes; Jacobson-yes; Mangus-yes. All in favor. Motion carried.

Correspondence: Lehnert, Mater and Slopesema correspondence included in packet.

Reports:

Zoning Administrator Report, Hall: Reschedule Chris Grobble for October.

Newsletter regarding sign regulations will be forwarded.

Webinars coming up for training – you can access after the presentation.

ZBA case on September 23, for expansion/extension of a non-conforming use.

LUPs are holding strong.

Contract with Grobble has been completed.

Chair's Report, Mangus: Would anyone like a hard copy of the zoning ordinance? Wroubel - yes.

Mangus notes that she been presenting a township board report at their regular meetings since we do not a board representative on the PC. Would the PC like to do that as a group to present to the board? Yes, as part of the PC discussion at the end of the meeting. Make a formal memo to the board including the lack of members.

Hall notes that the minutes are a good summary for the board.

Township Board Rep., Not assigned

ZBA Representative,: Not assigned

Committee Reports: None.

Additional Items: None.

Unfinished Business:

1. Master Plan Review, update and consultation contract. Will be scheduling Mr. Grobble for the October meeting.
2. Zoning Ordinance Amendment #81, Major Home Occupations – Yearly review is not conducive to investment or business stability keeping with the Zoning administrator's recommendation for enforceability and best practices.

MOTION by Dean, second by Jacobson to send Amendment #81 to the township board with our recommendation for approval as the yearly review is not conducive to investment or business stability keeping with the Zoning

administrator's recommendation for enforceability and best practices.

Roll call: Wroubel-yes; Dean-yes; Jacobson-yes; Mangus-yes. All in favor. Motion carried.

3. NO closed session.
4. General discussion – intent and direction on marihuana zoning ordinance amendments – hold off until field trips. Would like a bullet point list, share with the “tour guides” ahead of time: metrics of measurements; enforceability; engineering standards; #1 thing you would do different; crime in the community and against the establishments; impacts on the community – jobs, blight; waste; environmental impact on wildlife and surrounding crops; setbacks; indoor/outdoor grow operations; number of permits and locations; impaired driving; youth use; black market; words of wisdom, best and worst thing that has come out of this. Dean will make the bullet point list to be shared.

Anything that the PC may want to revisit?

Jacobson would like to address the number of permits in some way if the board is not going to address it. Would prefer to not adjust the setbacks too much.

Mangus would like to address building size.

Wroubel notes we can tweak specific issues/questions rather than rewriting the whole ordinance.

New Business:

1. Global Warming presentation: Mr. Steven Holl, 434 Island View Drive, member of the Citizen's Climate Lobby, a non-partisan group to address climate change. Was recommended by Supervisor Popp to make presentation. Working to mitigate climate change. Need to address the cause. Mitigation is possible. Carbon tax to incentivize change implementation. Revenue neutral carbon tax – more efficient than regulation. Net zero by 2050. We can look for solutions, get on a better path. Handouts available.
2. Field trip reports / plans: Kalkaska is a joint field trip with the Board with nothing scheduled at this time. Frankenmuth – third or fourth week of September extending the field trip invite to the board, Chris Hubbell and anyone else in the community who is interested.
3. Discuss subcommittee formation to complete ongoing projects more efficiently.

Continuing Education: None.

Commission Discussion/Comments: Summary to the board: marihuana fact finding field trips; master plan contractor; unfilled seats; Amendment #81 has been sent to the board; #79 and #80, public hearing held warranting additional research; global warming presentation.

Add the line item to the agenda PC report to the Board as part of Reports.

Next Regular Meeting is scheduled for October 6, 2021.

Agenda: Field trip reports, Grobble, continuation of items on this agenda.

Public Comment:

Linda Slopsema, 9693 Miami Beach Rd.: add to the list of questions, infrastructure impacts

Jerry Stratton, 4389 N Broomhead Rd.: how long has the ordinances been in effect at the facilities?

Adjournment: 8:53 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

PC Update to the Township Board

September 8, 2021 meeting date. Approved October 6, 2021

- The PC is currently working to arrange a couple fact finding trips to better understand the risk and benefits of incorporating marihuana industry guidelines into Whitewater Township Zoning.
- ZA Bob Hall will set up an initial consultation with Mr. Grobbel to begin development of our Master Plan Update.
- The PC is very concerned about operating with dramatically less than a full board. We are functioning with only 4 members. State statues require 5, 7, or 9 and our PC bylaws indicate 7. The PC would like to inform the Board that in our opinion this is placing undue pressure on members as any personal absence requires cancelation of our meetings, a greater workload for all members, and a less than ideal exchange of input and ideas. We would like to respectfully requests that the board seriously consider options to address this issue.
- Township resident, Mr. Holl provided a detailed presentation on global warming. He would like to see positive action taken by government at all levels to place pressure on industry to reduce carbon use by means of disincentives.
- The PC has unanimously recommended that the Township Board adopt ZO Amendment #81. The amendment will remove the requirement for yearly re-evaluation of all Major Home Occupations established by Special Use Permit.
- The PC has discussed the input we receive at the Public Hearings for ZO Amendments #79 and #80 and has determined that a few key aspects of our proposed ordinance require further investigation, research into other communities, and potentially some adjustments. A new Public Hearing will be scheduled following preparation of these revisions.

Respectfully submitted,
The Whitewater Township Planning Commission