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WHITEWATER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES OF AUGUST 1, 2012

Call to Order by ~~Vice~~ Chairman, Miller at 7:00 pm

Roll Call: Boyd, Dean, Link, Lyons, Mangus and Miller, Recording Secretary-MacLean, Zoning Administrator-Meyers + 13 audience.

Set/Adjust Agenda: New Business in front of Old Business.

Approval of Minutes of Regular Meeting 6/6/2012. Motion to approve with change by Boyd, seconded by Lyons; all in favor. Motion Carried.

Conflict of Interest: Possibly, Boyd knows the person presenting the GT Plastics Plan

Public Comment: None

Public Hearing: None

Reports:

Correspondence: New Design for Growth Grant Program. Info from Conservation Resource Alliance, specifically the Brown Bridge Dam Removal may be of interest.

ZA Report: June & July Report. Activity is up this summer. New Flood Plan maps are in the works. DTE did a presentation for people off Elk Lake Road, very well received by the "block captains", will cost approx. \$6000 per resident. They are offering to finance.

TC-TALUS: July 2012 meeting minutes in the packet. Received grant from HUD to change the name from Grand Vision to Action

Township Board Rep, Boyd: None

Chair: None

New Business:

1. Grand Traverse Plastics Minor Site Plan Approval: Chris Dettinger adding approx 5500 sq. ft. to the building for warehousing. All permits in place from the County pending PC approval. Meyers recommended some changes to the landscaping. It is to be a metal building.
Meyers: Non-conforming issues being addressed. Lighting does not meet the lighting requirements, they will make a change to make it conforming and they will upgrade the lights. Dumpsters are in the back and may not require shielding. Received the formal approval from the Fire Department. Included a short note from the Drain Commission – no changes are necessary. Based on that Meyers feels it would be appropriate to approve based on the following: 5200 sq. ft., closer to conformity, parking is okay, no drain changes and they will be bringing it more into conformity, lights will be addressed in the future
Motion to approve as proposed by Mangus, seconded by Boyd. All in favor. Motion Carried

2. Antrim County Master Plan Comments: Link to view was sent 3 weeks ago, comments are due tomorrow. Unique about Antrim County Master Plan is half of Antrim County is un-zoned. They refer to things as guiding principles instead of goals. Protect the water, promote healthy living, provide housing for everyone, retain farming and farm land, promote diverse working opportunities (like our home occupations), encourage folks to make development compact to encourage flexibility while keeping views and view sheds and balance all of this with public interests. Property rights and protections balancing. Commend them for their commitment to protect the water.
Mangus: Future land use map.
Boyd: This is a courtesy to let us know what they are proposing.

Meyers: It is the Elk Rapids border that we touch.
Boyd: Appropriate that Meyers responds as such.

Old Business:

1. Master Plan Discussion

- a) **Transportation:** Follow-up on the June meeting. Did they come up with anything additional for us? Meyers: Different designation of roads. MDOT functional classification of roads do not match the county. We can make up our own classifications. Tourist route classification information came from Europe, putting together tourist routes, a trip tic going from town to town. Private roads. MDOT access management specialist is the guy who is in charge of the scenic heritage routes has now been assigned up here almost exclusively. He is willing to come out and discuss something that is workable for out Township like rear access properties and keeping our commercial districts compact. Access management wording into the Master Plan. What did you guys get out of it?

Link: Road classifications info was very valuable.

Dean: They took us through the high and low all at once. Nice to put it in the plan but there is no money for road improvements.

Meyers: Large scale plan development does need some guidelines, importance of putting it into the Master Plan. Some areas you do not want a lot of individual drive-ways even if there is no financial support from the State or County. See the Maitland property as being sold as a whole not individual pieces. Where are the commercial activities going to be?

Mangus: There was a time when the previous zoning administrator said there was no functional, legal way to do rear access.

Meyers: You cannot force them, especially the existing businesses. We can encourage them to the existing businesses.

Mangus: Access to the road behind them for access where there is already a parallel road.

Miller: Set up to have Tom Doyle come in and speak. Give us some options.

Boyd: Previous road people have come in and it has not always gone real well. We need to have something there for the future, gives merit to what could happen.

Meyers: We are in the catbird seat where we can do something about it ahead of time. Really do need to put something in place for future management.

Mangus: Be careful of pre regulating on following their set back regulations. If we were to adopt their (the county's) set back regulations. Caution the board against taking an across the board acceptance of the county guidelines.

Boyd: Because there is not money available does not mean we need to take that as something that does not need to be addressed. We need to have things in line.

Mangus: We do not have to use the county or state guidelines.

Link: Williamsburg Road is an example, it is for realigning the road to make the cuts and fills. It will use some land on the curves. It is not for making 6 lane highways.

Mangus: Enjoy the curves. MDOT guidelines bring it right up to my back porch. Don't want to give them carte blanc.

Link: Ten foot utility easements pre-planned.

Mangus: No takings for the road.

Meyers: Plan for road classifications and future right of way for what things are really going to happen. Can work up something on what the plans are on each of the roads. Some roads will not be changing.

Mangus: Split the difference, address the issue by putting a notification on permits. Letting people know what is required – community education.

Meyers: A map current, proposed and how many properties are affected.

Miller: Reconvene the Road Committee. Mr. Link has agreed to chair it.

Meyers: Important to understand, like with the Hill exception request, there really was no rule so it is nice to have rationale on these issues. We've learned a lot from the last time around. We've learned the importance of having a good, tight road ordinance. Too many inconsistencies in it right now.

- b) **Environmental Issues – Septic Issues MDEQ information.** Meyers: the survey checking and protecting the water quality is important. Sent an e-mail out to the MTA website: any advise on what actions will be necessary by the township? Our own attorney answered: No body is prepared with what to do. A point of sale disclosure could cover it. It could bring forward issues that would force the township to build a system, force pump and haul, condemn. Appropriate actions in the future. We are not going to know unless it is on the lakes or possibly in a wetland area. Worth Twp. vs. MDEQ is scary stuff.
- Boyd: There are a lot of homes that can be affected.
- Miller: there is so much clay in the ground out in our area.
- Boyd: Dig a hole and fill with sand.
- Mangus: There is a lot of land that does not perk.
- Meyers: 3 septic fields on Miller's property from previous homes.
- Mangus: GTC does not allow that any more.
- Meyers: Possibly bring in an expert on this issue. The Tribe has land and they have not built like they had planned. Secure capacity, possibly, with them. Some type of sewer is necessary. Important environmental issue.
- Miller: Like Fife Lake, to contain, they had to do a system.
- Boyd: There are lots on Fife Lake that are higher than Island Lake.
- Mangus: Background info. Is there a DEQ setup for testing.
- Meyers: It is a local health department. They are required to do public beaches. WWT Park will be tested. Testing will be as funds allow. We have the Elk-Skegemog Association who also do tests. Health department helps them the best they can. Water tested usually, twice per summer mostly for e-coli. How do you support density limitations when you have sewer available? Community fields and systems can be encouraged rather than sewer systems. We have to think of things, the answer isn't to just bring in sewer systems. Special Assessments, water does not require hook-up, sewer does require a hook-up. The farmers would have some pretty devastating consequences.
- Mangus: do not like Point of sale or point of contract permits. The homes that have the frequent turnovers do not have the problems, usually it is the older homes. Cost out or estimate to find out how much it is to test out once a year. We would know if we have an on-going problem. Basic guidelines on how to be addressed.
- Meyers: If a problem is identified, it is difficult to determine humane or animal problem.
- Mangus: maybe it is a cyclical thing odd every 5 years, even every other 5 years.
- Miller: Elk-Skegemog does point of sale tests.
- Mangus: It can quickly go from point of sale to point of any permit.
- Dean: What is the legal recourse?
- Mangus: The health department can force it any time, the apparatus is in place.
- Dean: Your system is not strong enough. How many on Angell road would fall into that right now? Be careful about opening up that can of worms.
- Mangus: Hesitant with GTC.
- Meyers: They allow for a lot more here in GTC than around the state.
- Link: I my view Truax lake, Island lake are okay, it is the larger lake (Elk Lake) that is the issue. the supreme court said the township is responsible NOT the health department. We need to look at it and address. No way to test. Island lake people are going to do something about it.
- Mr. Mater, Island Lake resident, does tests regularly to keep it well monitored on a spring fed lake. Water quality, so far, is staying good. 90 properties on the lake, 80 residents, new houses

built in the last 10 years with many more year round residents. No more double 55 gallon drum systems.

Meyers: How many places are tested?

Mater: In the deep basin. With warm weather the algae and plankton are developing. Testing costs about \$250 per test. ESA does it also. It is all volunteer.

Meyers: Michigan Lakes and Streams has decades of information for tracking.

Mater: Can get the results, they are made available.

Boyd: Why one point of testing?

Meyers: It is simple testing. ML & S does more thorough testing.

Mater: Test explanations.

Boyd: Most of the bad stuff would be along the edges not at the center.

Meyers: Will get answer to that question.

Possibly do additional meetings to address these issues more fully. Will look at that in September.

Continuing Education: Shoreline Setbacks & Buffers presentation from Planner's moments.

Public Comment: Kim Halstead, 7923 Cook Rd. If we are going to open up the can of worms on private roads we need to bring in the private road residents. Same with the lake front property owners. Buffers in front of the their houses> They line their view.

Adjourned at 8:50

Tabled Items: Non-conformities; Permitted and Special Uses; Essential Services; Fences, Village District.