

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING, October 2, 2013

Call to Order by Chairman Mangus: 7:03 pm

Roll Call: Dean, Lawson, Link, Lyons, Mangus, Miller

Absent: Bowerman

Set/Adjust Agenda: Set

Approval of Minutes: Approval of September 4, Regular Meeting Minutes: Motion to approve by Lyons, seconded by Mangus. All in favor. Motion carries.

Declaration of Conflict of Interest None

Public Comment: John Mater, 302 Island View Dr. You have assured me RC1 is still 5 acres. There is a sign indicating that someone in our area has property listed and that it can be split into 36 sites. Sounds like fuzzy math. Dean: That has not come through the Planning Commission. I cannot say that it has not been addressed anywhere else in the township.

Public Hearing: None

Reports:

Correspondence: None.

Zoning Administrator, Popp: September 2013 Report. It has been very busy. I would like to thank this body for letting me fill in as the interim Zoning Administrator. New ZA has been in working. Site plan application for the Skegemog Resorts is being worked on as a Site Condominium, a long battle coming up, likely to include General Ordinance 32. The issue being the road. Previously the township lawyer worked on a road agreement that explicitly did not include the Skegemog Resorts. The Hall's attorney is pressing hard so it will not be long. There are road and tax issues along with "parent" and "children" parcel issues.

Township Board Representative, Lawson: September 2013 Report. At the last board meeting there was discussion in reference to the TART trail. Board recommends removing the TART trail from the Master Plan. There was also discussion regarding the five acre minimum. The PC does not need to rewrite it, so just leave it the way it is (in the Draft Master Plan). Dean: Is there anything in the Master Plan that is counter to what they have discussed? Mangus: As the draft is currently written it changes nothing. Dean: Did we have input from the TART people? The TART people are talking about wanting to close off some of our wilderness in the South area of the township. We do not need to cut off hunters, snowmobilers, four wheelers, etc. We do not want to give the TART people ammunition from our Master Plan to do that. We may need to discuss this next time.

Chair, Dean: September 2013 Report: None

Old Business:

1. Homework Master Plan page 4 Table, Graphs & Illustrations (Grammatical changes only)  
Discussion: Column alignment issues. Discussion. The appendix does not need to be listed under graphs and illustrations. **Consensus with the one strike.**
2. Master Plan Part 5, Zoning Ordinance Land Use Definitions to compare with page 19.  
Discussion: Use the current classifications in place of the names we came up with. We have titles and descriptions that don't line up with where we are trying to go. The intention was that when we revisit the ordinance we could make some verbiage changes. For the average public the definitions are easier to understand. Make a correlation chart. We can address this section of the MP anytime in the future. The definitions do not have to be in the MP when dealing with the ordinance. Does this page confuse things? The definitions are in the Zoning Ordinance. Two ways we can go: come up with a new map with new descriptions or keep the current map with the current descriptions. The descriptions we came up can be used as is or combined and use the labels we have. It would be easy for the public to understand. We just want to match this with

the map. Eliminating the bold and it becomes a descriptive not a label. No need to keep beating this to death, it is not serving the township. We need to make it match the map. Put the current name in front of the definition and it is understandable and it ties the current and future together. Take out the current bold. A1 for the first, 2 and 3 is RC, next R1 / R2, next two are R3, MHP stays MHP, V in front of mixed use, C1 in front of commercial and N in front of industrial. CoPUD and PUD need to be addressed. CoPUD is defined M72 corridor which essentially coincides with C1, a narrow strip that follows M72 approximately 300'. The Village is defined as an overlay. The current zoning map has it labeled and it includes properties that have been developed under CoPUD. We have reference to all others. CoPUD is in commercial = C1/CoPUD. A PUD can be developed in any residential area based on state law. Currently our zoning does allow for PUD in RC1, which could allow more density than we want. The current map labels will be used, that is why we have incorporated them into the definitions for the Future Land Use Map. Change the heading on the map from Future Zoning Map to Future Land Use Map (which is the current zoning map by consensus). The current map is in there as a reference. We have made descriptions of the current labels. In commercial we need to add CoPUD and add one additional category as PUD. (clarification for Mr. Mater to reference in the zoning) Work on this under zoning. PUD definition: Planned Unit Developments allows clustered development of land in residential and agricultural districts meeting state and township regulations.

**Consensus.**

New Business:

Begin compilation of Appendix. What currently appears in the appendix has never been approved. Have the survey listed with reference that they can see the whole thing in the township; the 2010 Census with the link to where it can be found. Popp: thought we were going to put the source right with the picture or chart. The appendix will include a little more definition. Appendix to include: Township expenditures - annual financial report; Township Hall illustration; Charts 1 and 2; current zoning map; Transportation Road map being from the county. The pedestrian bike path needs to be looked at concerning TART. Part 4 list greater detail: the individual outreach, the open house was March 18, 2009, etc. Harshfield: from the audience: be careful. Include in the appendix credits for photos; reference Planning Enabling Act with web address and MI Zoning Enabling Act is referenced in the document. Anything that is sited we need to reference in the Appendix. Reference the Historical Society as the source of the historical information. WWT Historical Society Chair, LuAnn Snider needs to be included in the contributors on page 2. Population projections need to be changed to Data Detroit. Include link to the US 2010, 2000 and 1990 censuses. WWT file photo from the remodel - no reference necessary. Update the WWT utilities map of the gas lines and water main. Change "proposed" to "existing" water main. All maps: get as current as possible. Add the NFIP listed with a weblink. Reference the Watershed map from the county. We will get a draft next time.

**Draft complete.**

1. Next Meeting: November 6, 2013  
Part 5 draft final review (old)  
TART Trail, possible remove (old )  
Draft Appendix review (old)  
Time Frame (new)

Discussion: GIS is having a linking issue. Each layered map is considered a project. Our software cannot read the project and pull the layers. There are no basic maps. Working on the issues with GIS. There are a lot of maps to create. Use the pdf's if necessary. While assembling Popp saw some concerns on Part 3, page 8, Township Board, state statute, public act 3208. Popp does not see that it is accurate. Finds no township policy that says the Board must approve. There is a Resolution that the Board has to

approve the MP. Reword to clarify. Look at this again. Popp was asked to calculate land masses by use not by zoning. Page 13, section 3, Need to get information from equalization for existing land use. Land use by existing, zoning districts. More detailed. Stick with the labels that are there current. Page 15, utility maps to be updated. Approval process discussion.

Public Comment:

Continuing Education: None

Adjournment: 9:10 p.m.

Respectfully Submitted:

Lois MacLean, Recording Secretary

TABLED ITEMS / FUTURE TOPICS LIST:

Non-conformities; Permitted and Special Uses; Essential Services; Fences, Village District;

TC-TALUS; Road Map with setbacks and boundaries; Short Term Rentals; Signs; Zoning fee structure