

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING, MARCH 18, 2013

Call to Order by Chairperson Dean 7:00 pm

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

Absent: Link

Also in attendance: Acting Zoning Administrator, Popp, plus 1 in audience

Set/Adjust Agenda - None

Approval of Minutes of 3/06/2013 Regular Meeting: Motion to approve by Lyons, seconded by Lawson .  
All in favor. Motion Carried.

Declaration of Conflict of Interest: None

Public Comment: None

Public Hearing: None

Reports:

Correspondence: None

Zoning Administrator: None

TC-TALUS: None

Township Board Representative: Lawson: None

Chair: None

Old Business:

1. Master Plan Maps:

Pages 20, 23 & 25:

Page 20, Future Land Use Map, probably of the most interest to the general public. Will need a larger digital version of the map. We have the large Current Land Use Map. May want to just use the Current Land Use Map and let people figure out with the verbal directions. Take the Future Land Use Map out completely, eliminating the misconception that Future Land Use Map always represents zoning changes. In areas like Truax Lake, possibly accent where we know the lots are already there but homes have not been built yet. Use descriptions only, keeping it general. "Do not anticipate a lot of substantial changes." In the ordinance itself it will take more effort working with the specifics. Label the map as a reference along with a zoning map.

***Consensus, to take Future Land Use Map out of section 5 and include a Current Land Use Map which shows privately vs. publicly held properties in RC1.***

Page 23, Transportation Map: Need a better quality map that shows the roads better. Lawson will check into a better map. ***Consensus to use a current, higher quality road map.***

Page 25, TART Trails. Need to make sure we have the most current map available. The map makes it look like the old RR tracks are part of the trail system. It does say Future Connection. There are inconsistencies. ZA will take care of getting the most current map available.

***Consensus.***

New Business:

1. Master Plan Part 5 page one.

- a. Review to eliminate repetitive language. Define the categories / classifications: Different lead in paragraph so it is not "threatening" to the public. Future Land Use Plan serves as a general guide to the township's land use patterns and represents the township's (forecast, projection, goals and policies) ***ZA read through of changed verbiage to update.***

***Public Recreation / Conservation.*** Differentiate between Public and Private properties in the RC1 area. Agreement on changes. ***ZA read through of changed verbiage to update.***

*Private Recreation / Conservation* (new category)

*Low Density Residential*: Remove Single Family from heading. Take out the word “designated”. ***ZA read through of changed verbiage to update.***

*Agricultural*, last two sentences only. (Move Ag to the top of the list)

*Medium Density Residential*: Remove “Moderately capable”. Is planned for areas with existing residential development. Where conditions are favorable to support additional development. R2 is south of 72 and north of RC1. Take “single family” out of the title(s). Use single family as part of the definition. ***ZA read through of changed verbiage to update.***

*High Density Residential*: Strike the last sentence. Scratch “most” before capable.

***ZA read through of changed verbiage to update.***

*Multi-family residential*: Keep. (moving Waterfront Residential down)

*Waterfront residential* are properties bordering lakes and streams. These properties reflect patterns . . . predating local zoning. . . ***ZA read through of changed verbiage to update.***

*The last four are okay*, again taking out “single family”.

- b. Possible addition of Terms: Open Space, Woodland, Public Areas (churches, schools, government buildings) Utility locations (cell tower and power lines, sub stations, lift stations.) Public facilities, includes churches, schools, cemeteries and utilities. Parks, Woodland and Open Space are now included in R2. HOME WORK: come up with description, titles, etc. for Public Areas and Utilities.

2. Dean has read through Part 3, likes the way it flows now. Go through at the next meeting.

For next meeting: Part 6, remove the redundant language.

Part 3, read through

Additional terms.

Add April 17 tentatively for additional meeting.

Public Comment: John Mater, Island Lake resident. New designation? Still wants 5 acres in the Island Lake area. Response: Privately held land is still RC1. We are not defining anything right now. Zoning change discussion is way down the road. Residents will be notified for input.

#### Commission Discussion/Comments

1. Revised PC Meeting schedule adding Feb & Mar 2014 dates, making a fiscal year calendar.
2. Strombolis Lake-Presented to the Township board was a hurry-up purchase. Only gave a couple days notice. 160 acres of private land going public. Will have a substantial affect on taxes. They call it a public meeting, not a public hearing. We are pretty much out of the loop. We basically have received a courtesy notification from the county.

Continuing Education: None

Adjournment: 9:00 p.m.

TABLED ITEMS: Non-conformities; Permitted and Special Uses; Essential Services; Fences in the Village District;

TC-TALUS; Rental Vacation Home Ordinance; Road Map with setbacks and boundaries;

Respectfully Submitted,

Lois MacLean  
Recording Secretary