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WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING, APRIL 17, 2013

Call to Order by Chairperson Dean 7:00 pm

Pledge of Allegiance

Roll Call: Lyons, Link, Mangus, Bowerman, Dean

Absent: Lawson, Miller

Also in attendance: Acting Zoning Administrator, Popp, plus 5 in audience.

Set/Adjust Agenda – Move New Business #1 in front of Old Business

Approval of Minutes of 4/3/2013 Regular Meeting: Motion to approve with changes by Bowerman, seconded by Mangus. All in favor. Motion Carried.

Declaration of Conflict of Interest: None

Public Comment:

Kim Halstead, 7923 Cook Rd., would like to be able to make comments during ZBA discussion. Vaughn Harshfield 4404 Broomhead Rd. No one entered a conflict of interest. Would like all to re-read the by-laws. In the public's mind it is how it appears, how you are perceived. If it doesn't feel right then it isn't right. Take a look at what you are doing concerning RC1, especially. If I were on this committee I would have to declare a conflict because I am right in that area. Land use categories: Can someone give me a definition of low density? Response: Will pick up in the review of that section. Can't measure, have taken the numbers out. Would like to say that you all are doing well with maps, graphs, charts, it will add a lot to our Master Plan. Easy to read. I would like to add to the agenda, one chart that I feel everyone has forgotten about. Question 20 on survey of 2009, maintain or increase or decrease the 5 acre minimum. Certain people, even on this committee, have taught me the value of the will of the people. Attach the chart to the minutes.

Public Hearing: None

Reports:

None

Old Business:

1. Master Plan

- a. Review Part 5 & 6 final draft as incorporated with entire plan. Part 5, future land use map: consensus was to remove the future land use map and have a current zoning map. Add a reference to locating the map on page _?_. Going with vague definitions with no map. It appears what most people want is what we have now, thus using a current map. The idea is to get the plan out there that can get through a public hearing then address zoning ordinances one at a time. A path for addressing changes in the future. Leaves it real open. The real deliberation should be when a law /ordinance is actually going to be addressed / changed. Master Plan is vague, zoning ordinance is not. Harshfield: There is no definition so people can come in with anything. Halstead: Different classifications, north and south of M72, why the difference? There will be problems. Discussion and examples and what-ifs. Link: "Rural character of the township" is on the website can we possibly add that verbiage to the Low Density designation? **Consensus to accept Part 5 as is with the map changes.**

Part 6: grammatical issues. Change verbiage format. Better map of the roads. Tart Trail map update. Strike TC Talus. M72 access management – MDOT did not come out for a meeting. **Consensus to remove the M72 access management section.**

- b. Review Part 3 draft as submitted by Link. Census information needs to all be up to date and verified. Specific changes submitted to Ron. Changes submitted by Mangus will be reviewed at the next meeting. Link used the ZBA handbook for the definition. Variances are only allowed through the ZBA. Halstead: The way the PC and ZBA definitions are written the ZBA might as well be removed. ZBA offers a little wiggle room. Zoning

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Administrator makes the determination that if what people want to do is not within the ordinance then it would go directly to ZBA, it does not flush through PC first. Only specific use variances go through the PC and if not approved at the PC it would go to the ZBA. The old one was written the way the ZBA functions today. **Consensus on Township Board to change "approve" to hears/decides on. Consensus on PC as is.**

New Business:

1. Site Plan Review (addressed before Old Business)

Mr. C's Pub & Grill, Parcel ID: 28-13-003-010-12, 9009 E M-72. Popp: The sign request does fall within the guidelines of the ordinance. Fence: split rail fence to make everything blend nicely. Chris Copeland of Mr. C's.: Got the okay from health department. Liquor commission says the patio is okay; they do not require a specific type of fence only limited access. Trees are still in the plan to encircle the patio for screening. Current is legal, non-conforming – the lighting is the only non-conformity and it is to be improved. It was corrected so maybe it just never got recorded. New jobs in the township= 45. Opening May 1.

Motion to approve the site plan review as presented by Mangus seconded by Lyons. Roll Call: Link-yes, Lyons-yes, Bowerman-yes, Mangus-yes, Dean-yes. All in favor. Motion carried.

2. Master Plan

a. Review of Part 4

3. Oath of Office – Each member to schedule with the Clerk to take oath of office.

4. Next Meeting

a. Date: May 1, 2013.

b. Set Next Agenda: Part 3 – ZBA, New Business will be Part 4, Public Input pretty much in response to how poorly the last MP draft was received by the public – Bowerman to revise.

Public Comment: None .

Commission Discussion/Comments:

Continuing Education: None

Adjournment: 9:00 p.m.

TABLED ITEMS: Non-conformities; Permitted and Special Uses; Essential Services; Fences; Village District; Rental Vacation Home Ordinance; Road Map with setbacks and boundaries;

Respectfully Submitted,

Lois MacLean
Recording Secretary