

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING, January 16, 2013

Call to Order: 7:00 pm by Chair, Dean  
Roll Call: Present: Lawson, Lyons, Dean, Link, Mangus, Bowerman  
Absent: Miller  
Set/Adjust Agenda

Declaration of Conflict of Interest: None

Public Comment: None

Public Hearing: None

Reports:

Chair: Status of Master Plan Draft: Lots of drafts on the old ZA computer, October 2012 is the newest available. From here out date stamps will be on the drafts. Plan to finalize sections that have been pretty much completed. Section 6 and 7 to go to the Board via Lawson, verbal and written, getting an "on the fly" review from the Board.  
Bylaws: Current Revision (approved 5/21/09) to be reviewed in February. Mangus: Would like PC members sworn in just as the Board is sworn in. Dean: Everyone to read through and come back with changes and ideas.

Old Business:

1. Master Plan: Future Land Use. Members have received the October Draft version with an extra copy of Part 5, Future Land Use Plan. The most change, contention and discussion has been the area south of Deal and the area along M72. Three maps included: Existing Use Map, Current Zoning Map and Draft Future Land Use Map.

Discussion:

Question and discussion on how the previous Zoning Administrator came up with the Draft Future Land Use Map. Not receiving requested input from the Commission, she came up with a starting point map.

There has been previous discussion of protecting the State Land and of taking the acreage verbiage out of the definitions, keeping it general in the Master Plan with the specifics in the ordinance.

The purpose of the Plan is to look forward 20 years and be prepared to move forward. There will be a lot of changes and we need to plan for our residents through sound planning principles. Possibly propose a Future Land Use Map with less sweeping changes.

Other townships' Future Land Use verbiage includes "Encourages low impact uses." We have to remember that words will mean different things to different people. "Low or Medium Density" will mean something different to a developer than it will to the people already here.

Specifically invite the people who will be most affected to come out and discuss it. Need to address how we are doing it, not that we are doing, just how we are going about it. There will be open houses and Public Hearings to gather public input. The majority of the people live north of M72 and can control what the people south of M72 can do with their property.

Using the current zoning and current existing use maps create the definitions and decide where they fit in the map. Make the fewest changes possible and put it out there for the people. Must come up with a map between what we have and the Draft Future Land Use Map. The compromise is likely much closer to the current zoning map. Need to make the map show what the commission thinks we'd like to see for guidance and direction. Don't want to tentatively approve a map that we are not comfortable with.

"Paint the map with wide, fuzzy edged brush strokes". Possibly use color striping to show the tentative changes. Eventually we will have to put specific parcels in specific areas but for now we do not need to draw specific lines. Keep it general for the Master Plan, communicating the general direction, using specifics in the ordinance.

Use the definitions and color code the map.

When can we get back to this? At the next meeting if we have time.

Next meeting: February: By-laws, Master Plan section 6, cover bike path, eliminate map on 24, and then back to Draft Future Land Use Map. Get a map of the middle section of the map. Workable data map.

**Public Comment:**

**John Mater:** Island Lake: Glad to see what you are talking about. Will continue to push for the 5 acres in our area. In the survey more people north of M72 were in favor of the 5 acres. Good luck.

**Vaughn Harshfield:** 4404 N. Broomhead Rd. Have spent a lot of time coming up with 12 questions and will get back with you on those. Focusing on the R2? Need to be clear on what map you are looking. I want it "hand cuffed" in my area, I bought in an area of 5 acre minimums and I want 5 acre minimums. You have a lot of work to do. Good luck. Have seen and heard a lot of public comment in all the years, they are ignored and not included in meeting minutes. Regarding the map: All of sudden one meeting there was a map? Where did this come from? Link: addressing the questions: The PC was given maps and asked to color the maps in and no one did? Leslie drew her own map. Magnus: No one at that meeting questioned what she had come up with. Dean: We were not marching off to approve this. Harshfield: People cannot have surprises. Popp: What is wrong with this map? How does this map rezone so much of our property? Lyons: We threw out the acreages. Discussion: On 5 acre minimums and how it came to be.

**Committee Discussion/Comments:**

**Adjournment:** at 9:20

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

Respectfully Submitted by Lois MacLean, Recording Secretary