

Whitewater Township Road Committee
February 21, 2011

Meeting Called to Order at 4:00 PM by Chairman Miller.

Present: Miller, Rogers, Halstead, Harshfield, Zakrajsek and Meyers

- 1) Maintenance agreements: Meyers will provide the members with copies of maintenance agreements utilized in several different situations. Miller will provide a copy of Miami Beach's agreement.
 - After the fact maintenance agreements were discussed
 - Drain Commissioners office requires maintenance agreements in some cases.
 - With after the fact maintenance agreements liening property can be difficult
- 2) Retrofitting existing substandard private roads was discussed.
 - As proposed, it would be up to the Township Board to require improvements to existing roads.
- 3) Future splitting of lands and the recording process were discussed.
- 4) The issue of future expansions of private roads was discussed.
 - It was determined that a disclaimer should be added to the ordinance that states future expansions of a new private road that was based on a specific number of units must be brought up to the standards of the new number of units.
- 5) Road specifications were discussed.
 - Rogers stated that he had discussed the draft road specifications with the County Road Engineer. The Engineer had expressed concerns that the standards and minimum requirements were less than required by the County Road Commission.
 - Meyers reported that it was done intentionally. Many people have become accustomed to private roads and the maintenance associated with them. The County isn't all that excited to accept new roads as their budgets are being compromised. Additionally, the standards presented meet AASHTO standards for "less traveled" roads. The lesser standards allow for flexibility in layout and design and can provide a benefit to our residents and land owners.
 - It was determined that if a set of standards are allowed that do not meet County Road Commission standards, a disclaimer should be added that will prominently state that a Township private road built to the minimum standards will not be eligible for County Road status.
 - It was determined by the committee that a minimum set of standards makes sense for private roads, it should also note that these standards are minimum and that the county standards can be used if desired.

Consensus of the committee was as follows:

- To direct Planning/Zoning Administrator Meyers, Rogers and the fire chief to meet prior to the next committee meeting to address road specifications.
- Review Maintenance Agreements that will be provided prior to the meeting for discussion.
- Future Expansions of private roads will require upgrading and a disclaimer should be included in the Ordinance.
- If an applicant so chooses, County standards can be utilized. The standards that will be created are MINIMUMS.
- Hammerheads should be allowed.
- Standards for shared drives will be provided for.

Next meeting will be March 28, 2011 at 4:00 PM.

Meeting adjourned at 5:50 PM.