

D R A F T
Whitewater Township Planning Commission
Minutes of 5/5/10 Regular Meeting

Call to Order

Acting Chairperson Miller called the meeting to order at 7:00 p.m.

Roll Call

Members Present: Boyd, Lyons, Mangus, Savage, Miller

Members Absent: Courtade, Zakrajsek - Excused

Also Attending: Zoning Administrator Meyers, ZA Intern Akers, Recording Secretary MacLean and 3 members of the public.

Set/Adjust Agenda

No changes.

Approval of 4/7/10 Regular Meeting Minutes

Motion by Boyd to accept minutes, seconded by Savage.

Motion carried 5-0

Amendment to 3/3/10 Regular Meeting Minutes

Include Resolution #10-01 verbiage.

Motion by Savage to accept amendment to 3/3/10 minutes, seconded by Boyd.

Motion carried 5-0

Conflict of Interest: None declared

Public Comment: None

Public Hearing – None

Reports:

Correspondence: None

Zoning Administrator: 2 permits issued in April, 1 for accessory building and one for a deck. 2 permits already issued for May. There was no ZBA meeting, one Road Committee meeting, one disaster plan committee meeting, 2 Emergency Services meetings. Completed year end report(attached). Met with the attorney to discuss the sign ordinance. He made some recommendations that would keep it moving forward without requiring another public hearing

Road Committee: Draft of the private road ordinance is in progress. A tour through the Township noted some precariously small drives that would be impossible to navigate with any emergency vehicles if there were any snow. Two to four drives would have lesser standards than five or more and would not require full engineering. Winter maintenance of private roads will be addressed.

Disaster Plan Committee: Meeting on Monday, the 10th, to finalize goals.

ZBA: Next meeting, May 18, 2010.

TC TALUS: Ron Akers: Next meeting on the 12th with another on that Friday. A report was presented and it was determined that it will be unusable once corrections and other information is included. Consultants have a May 31, 2010, deadline. They have spent more than \$1.3 million just on attendance for MDOT, commissioners, etc. It is estimated that for the TC TALUS meetings, for only the wages of the peoples in attendance it is \$750 to \$800 per hour. Everybody just wants this done. The technical things that were to be accomplished are not going to be accomplished.

Township Board Representative, Boyd: Emergency Service Committee is having a joint meeting with the Board, May 11, at 6 p.m. with Rod Kuncaitus presenting findings. Recommends everybody be there. All emergency service meeting minutes are on-line and there is a four page synopsis of the 4.5 months of meetings available. Clean up day was moderately successful. Collect 185 yards (7 trucks) of trash plus 10 tires. Last year there were 11 trucks of trash removed. Erickson's took at least two 20 yard roll-offs plus two truck and trailer loads full. Five members of the fire department with trucks and equipment were present, on display. It was suggested that the next one, August 28, have coffee and doughnuts, with possibly hot dogs and chips at 11, making it a small community event, possibly with the Fire Auxiliary in charge. Looking to get less expensive or free tire disposal and an organization (Father Fred, Re-Store, etc.) that could be there to get the good re-usable items – furniture, bikes, etc.

Chair, Miller: None

Old Business:

- 1. Master Plan Goals** Goals are non specific, broad based policy that represents basic desires of the community, referring to quality not quantity, are future oriented and are time independent – not scheduled events. The next steps after Goals are Objectives and Policies. We are looking for Goals only right now.

Mangus: Property Rights Goals and Other / Business Goals: Whitewater Twp will protect the private property rights of its citizens and business owners. Then listed 8 specific policy ideas. (see attached)

Lyons: Goal: To promote, in a positive light, agriculture and agri-tourism within the township. Objective: to educate growers and residents of GAMPS and GAP, what is required of growers and why. Policy: Work with growers in the area to promote in a positive manner.

Savage: (1) To meet the needs and expectations of the citizens and property owners of Whitewater Twp., while still maintaining the rural character we all cherish. (2) To allow for the use by right of individual properties while still maintaining the rural character of the township as the survey suggests. (attached) We have to come up with some kind of lot size strategy that will keep the rural character of the township and yet let people maintain their property rights. It's a tough balancing act. The most suitable, environmentally viable properties in the township, as far as septic systems and water goes, are in the area of the township with the five acre minimums. The worst area (land / water / environmentally) that

can be built on is in the one acre area north of M72. Farmers are not going to go for larger lot sizes. Farm land preservation, fixed area based allocation will give us what we need to meet the needs and wants as expressed by the citizens, based on density. This could be a compromise. Our township is about 50% state, county and township owned properties, plus the large acre farms and there is not a lot of property available for building homes. Systematic planning rather than spot zoning.

Boyd: One goal: Community involvement / public participation. I want one of the goals to be to involve the citizenry of the community with the government on a sub-committee, steering committee or committee. Somehow encourage the citizenry to be involved – clean up day, parks advisory, fire advisory, community fun days, historical society, etc., even some seasonal groups for the “snow birds” to be involved in, for example the parks board does not need to run November through March. Meyers: The e-mail list is growing and each communication seems to draw more people’s interest to different things. We are working on a monthly e-news letter and are going to be including a one page letter to go in with the tax bills twice each year. We are working on communication with the community.

Miller: Make sure that what ever we do it is to help our township grow. We cannot be stagnant if we want to survive.

The goal is to have a draft of the Master Plan by the end of the fiscal year.

2. **Sign Amendment** – Mangus statement regarding temporary, off premise signs. Discussion. Too big of a topic to add verbiage right now. Table temporary, off premise signs for future discussion.
Sign Review Board is a discretionary judgment board. Fahey proposes changing some of the wording that it will be a special use change. Can be creative with the fee schedule. It will take the candidate an extra month because of needing the PC formal approval.
Motion by Lyons to forward the modified Sign Ordinance, with the Sign Review Board verbiage changes, to the Board for approval, seconded by Savage
Motion carried 5-0

The Township’s new legal representation, Fahey, will be at the township at 11 a.m., May 25, for anyone to come in for a “meet and greet” then will be doing a Whitewater Township tour – points of interest. He really likes our township’s creativity. He is quick. Townships are his specialty, he does not need to spend a lot of time studying things.

New Business: Meyers: Year End Report (attached) **Motion** by Savage to forward the report to the Board, seconded by Boyd.
Motion carried 5-0

Public Comment: Vaughn Harshfield, 4404 Broomhead Road, gave kudos to the Planning Commission.

Continuing Education – Ron Akers

Report on “The New Economy 101”, part one of the three part class that the PC requested Ron take and then report back on.

Motion to adjourn at 8:45 pm by Boyd, seconded by Savage. **Motion carried 5-0.**

Meeting adjourned.

Respectfully Submitted,

Lois MacLean
Recording Secretary