

**D R A F T**  
**Whitewater Township Planning Commission**  
**Minutes of 09/01/10 Regular Meeting**

**Call to Order**

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

**Roll Call**

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

Members Absent: Zakrajsek – excused

Also Attending: Zoning Administrator Meyers and 3 others.

**Set/Adjust Agenda**

No changes.

**Approval of 8/4/10 Regular Meeting Minutes**

**Motion** by Boyd to approve minutes, seconded by Mangus

**Motion carried 6-0**

**Conflict of Interest: None declared**

**Public Comment: None**

**Public Hearing – None**

**Reports:**

**Correspondence:** Karen Ferguson Letter: Meyers responded to the Ferguson letter regarding the Master Plan Draft immediately when it was received, indicating it would be addressed at tonight's meeting. Draft response to be addressed later in the meeting.

Sewer Systems and Township Responsibility from MSU's Kurt Schindler

**Zoning Administrator:** Day Care on Old M72 will be coming up for a Public Hearing; building permit for a large house NOT on the water.

**Road Committee:** Requested to hold off on meetings until September.

**Disaster Plan Committee:** Requested to hold off on meetings until September.

**ZBA:** None. There may be one coming up in October.

**TC TALUS:** Finishing up, hoping to be done by end of September. GT County and Elmwood Township might be able to get status of metropolitan designation for transportation, possibly getting federal dollars to come up this way

**Township Board Representative, Boyd:** Township Board is meeting twice per month trying to get ahead on the budgeting and finance.

**Chair:** None

Mangus question Chapel in the Pines being on hold / permanent hold? Meyers replied that she is working on financing and scaling it down, it is not on permanent hold.

**Old Business:**

**Master Plan**

**1. Master Plan**

- a. **Part one comments:** Meyers has made some revisions and corrected typographical errors. Mangus feels the Ferguson letter was handled very well, explaining that part of the goal in the writing of the Master Plan (MP) is making it readable and understandable by the general public. Meyers let Ferguson know that contacting the attorneys regarding township issues must be done through the Supervisor, not directly with the attorneys. Planning Commission will have to

address the Ferguson area of concern regarding the Zoning Administrator's "non-zoning functions" of "economic development". It was decided to remove the word "economic" as the Zoning Administrator's job does require working with developers and development. Meyers will make the changes to the response to the Ferguson letter, sign and send it out on behalf of the Planning Commission. Meyers will supply "before and after" change information with cross outs and underlines to make seeing the changes to the MP draft easier.

- b. **SWOT:** Received four, two from people we have never heard from before. In hopes of receiving some more before the next meeting and having the opportunity for commission members to review, this topic will be on the agenda for October. Boyd: Is it appropriate to ask for identification of how long people have been residents? Mangus, asking about seasonal or year 'round residency is appropriate. Meyers can identify them as seasonal or non-seasonal. In regards to one of the SWOTs received, certain amenities may never be available in certain rural areas (ie: natural gas).

### **New Business:**

1. **Section 17 – Section 17.12.** Zoning Administrator duties more clearly defined.

Meyers to clarify the forms information.

Section 17.14 Land Use Permits: 1. Remove the 100 sq. ft. minimum as the Construction Code Office requires land use permits for alterations and expansions of existing structures. 2. The requirement that the Township Board approve the permit form have been removed. 3. The specific site plan requirements are spelled out with the caveat that additional information may be required. The specifics are the same as what was approved by the Board. 4. Evidence of Ownership is listed as a requirement. 5. The ability to void a permit if issued erroneously based on incorrect information.

Section 17.15 Land Use Permit; Inspections: Inspections schedule. Add verbiage that these are Site inspections, not building inspections. Add time frame information.

Section 17:16 Land Use Permits; Denial: Adds the note that applicants denied a land use permit may appeal to the ZBA.

Need a definition of Structure, temporary vs permanent, shanties, tents, car ports, etc. Commercial, temporary structures are not covered in this section.

Meyers will make changes and post for Public Hearing at the October meeting.

2. **Temporary Structures and Uses, Article 37:10**

#### **A. *Permitted Temporary Buildings and Uses***

Temporary Dwellings: Need a definition of Temporary Dwelling, real generic, any facility used to live in, with structural walls, hooked up to water and sewer, etc. – Meyers will get a definition.

Temporary Use of an Existing Residence during Construction of New Residence: Based on many previous variance requests of such.

Temporary Camping: Specifying temporary recreational use of property. 120 days.

Temporary Construction Structures:

Special Events and Other Temporary Uses:

#### **B. *Temporary Building or Use Permit***

#### **C. *Performance Guarantee***

Health, safety and welfare is always in the forefront in all of these situations. Add fee structure in the future. Meyers will get this together for the Public Hearing.

**Continuing Education – none**

**Public Comment: none**

**Motion to adjourn at 8:20 pm** by Savage, seconded by Boyd. **Motion carried 6-0.**  
Meeting adjourned.

Respectfully Submitted,

Lois MacLean  
Recording Secretary