

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF 12/1/2010 REGULAR MEETING

Call to Order

Chairperson, Zakrajsek, called the meeting to order at 7 p.m.

Roll Call:

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

Members Absent: Courtade:

Also attending: Zoning Administrator Meyers, Recording Secretary MacLean, John Sych from GT County, plus 3 members of the general public.

Set Adjust Agenda: Move Mr. Sych in front of Old Business

Approval of 10/6/2010 Regular Meeting Minutes

Motion by Boyd to approve minutes, seconded by Lyons.

Motion carried 6-0.

Conflict of Interest: None Declared

Public Hearing: None

Public Comment: Marty Dillon of 9325 Hawley Rd., Williamsburg: You are working on a new Master Plan and I would like to be involved in Renewable / Green Energy. Look at the McBain wind farm. Lots of negative talk about it. Interesting that it is all on the south end of that township. Wind is going to be coming to Northern Michigan. I would like to help facilitate it. We have to be smart about it. We can take advantage of it. I am offering my services.

Reports:

Correspondence: Received a letter from Douglas Simerson (attached) regarding a complaint of animals on a lake property. Rabbits and chickens were found on a lot 30 feet from the water. Spoke with the Simersons and it is all agreed that all animals and buildings will be gone by June. The neighbors are seasonal. The Right to Farm Act does not apply in this case. Must have 25 acres and buildings have to be away from the property lines. This property does not meet the requirements. May want to address this issue in the future.

Savage: this issue is already pretty well addressed.

Mangus: Smaller number of animals on smaller parcels.

No roosters are allowed in TC. The Simersons are on Elk Lake Trail

Mangus: Do we have a definition of live stock?

Boyd: What happens when they have the animals inside a residence?

Meyers: Will deal with it when it comes up.

Zoning Administrator: October 2010: (attached)

Earlier this year we submitted a letter of recommendation to the county regarding Pat Miller's community involvement. Letter of commendation and Distinguished Service Award presented to Pat Miller.

Township Board Representative: Supervisor Lake, Fire Chief Stites and Boyd had a very productive meeting with the Tribe. Things are moving forward. Tribal Emergency Services and Chuck Stewart will have a decision to come back to the township board on what their position is. It was a good meeting.

Chair: Closing up another year. Thank you to everyone. October meeting went very smooth and that helps move things right along. A special Thank You to Glenn Savage, this is his last meeting on the commission.

New Business:

Grand Traverse County Master Plan, John Sych, Planning Director of GTC. Here to get feed back in terms of developing a County Master Plan. Feed back on concept. We realize there are a lot of changes in the communities. We need to know what is important to the communities and what attracts people to the area. The County wants to develop a process rather than a plan. To be a resource of information available through the County. The County is planning a Spring Summit where the hope is to get feed back from the area Planning Commissions on about 12 different areas, discuss trends and what is important in their communities. Then have a second Summit in the fall of 2011. Plus bring back commissioners every other year to verify / change goals.

Meyers: The idea is very good.

Mangus: So it will be more advisory in nature, recommendations only.

Sych: Correct, it is more informational. Helping groups work together

Mangus: Will County Master Plan supersede Township Master Plan?

No, the county plan does not support zoning, that is on a township level only.

Old Business:

1. Article 37, Temporary Buildings and Uses: The County Planning Commission recommends approval with the following recommendations: County was surprised we are hitting this subject head on. They would like to see more explicit definition of temporary uses stating that we did not include enough uses.

Definition of temporary dwelling can be inserted.

"A transportable structure that is used during the construction of a permanent dwelling" definition is acceptable to every body, short enough and covers all the necessary wording.

Zakrajsek: Why do they need to have 90 days to get the temporary structure out instead of 30 days? Mostly due to weather issues plus the need to have several inspections. Leave it at 90 days to eliminate all the temporary inspections and extensions, etc.

Additional temporary uses was left very general on purpose. No change there.

Article 37 will go to the Township Board on the 14th of December.

Will use the temporary definition until we have another public hearing when we can add it to the article.

2. Wood Stoves: Moved from Tabled items to old business because we have a wood stove seller in town. Savage: What is the difference between a fire place and an outdoor wood stove? Placement and height of chimney.

Mangus: Outdoor wood stoves fit in the rural character.

Miller: Township doesn't have business telling someone how they are going to hear their home. In a rural community to are going to have certain sounds, odors, etc., this is just one of those things.

Zakrajseck: The only possible regulation I can see would be following the property line set back regulations. An outdoor wood stove fits the definition of a structure (a heating structure) and it is physically connected to the house.

Meyers: Address it as part of set backs. December e-news letter to address. Outdoor wood furnace – tabled.

3. Master Plan – SWOT, M72 and Commercial Area

Strengths: Brings people into the community; provides tax base; parallel roads; casino; longevity of current business; defined/condensed area; casino as landmark; low tax rate

Weakness: Swamp land around; speed limit too high; lack of stop light; current zoning restrictions; lack of utilities; no parking; prices of available land; we are not a destination; lack of interconnectivity between businesses

Opportunities: Provides opportunities; employment opportunities; vacant land in that area; vacant build able land; casino; possibility of utilities (at a cost); Clearwater Twp. Has no plans to allow additional growth on M72; surrounding open space

Threats: No traffic signal; bad economy; speed of traffic; present Master Plan; vacant property and buildings in local communities; Grand Vision does not support commercial expansion out of TC

Discussion of Development print out from survey

Meyers will get this SWOT M72 information compiled for next meeting, hopefully, with the Census information.

Will hold-off on the SWOT – Park and Recreation

Public Comment: None

Motion to adjourn by Boyd, seconded by Savage at 8:59 p.m.

Respectfully submitted by Lois MacLean, Recording Secretary