

D R A F T
Whitewater Township Planning Commission
Minutes of 09/2/09 Regular Meeting

Call to Order

Chairperson Zakrajsek called the meeting to order at 7:01 p.m.

Roll Call

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

Members Absent: None

Also Attending: Planning/Zoning Administrator Meyers,
Recording Secretary MacLean plus five others.

Set/Adjust Agenda

No adjustments to Agenda.

Approval of Minutes

Boyd: Comment on 8/5/09 meeting, second public hearing comment by Snider, for the record, notification was sent on possible violation before being turned over to prosecuting attorney. Not an adjustment to minutes, just a notation.

Boyd motioned for approval, seconded by Savage, to approve the 8/5/09 Regular Meeting Minutes. **Motion Approved 6-0.**

Conflict of Interest:

None

Public Comment:

None

Public Hearing

None.

Reports:

Correspondence: None

Zoning Administrator: July 2009, Attached

TC-TALUS: Special meeting of August 19, 2009. Extended time line for the deliverables until December 31, 2009.

Township Board Representative, Boyd: Township board has been working with the water issues. Details are forth coming that will require explanation and thought. This is about the water line/sewer line/services. It is in conversation with the Tribe. The Band has indicated an interest in operating the service until things are worked out as these see needed and then turn it over to township.

Chair: Acme Township letter regarding Bates Road Sub-Area Plan. Meeting is scheduled for October 19, 2009 at 7:00 PM.

Old Business:

1. Site Plan Review Zoning Ordinance-Article 25

Meyers states she made the requested changes from the last meeting. Worked with Randy Stites to address the Fire Code. It may be appropriate to schedule a public hearing.

Boyd asked about page 54 - we had discussed a minimal fee previously. Consensus was to not charge for this service. He questioned the wording of the disposal of hazardous substances and materials as no one is supposed to be disposing of hazardous materials on their property on page 56 as well as line Q, same page. If the area is known to be subject to contamination, should it be named in the site plan, who is to be responsible to do the clean up? He also questioned page 57, line h - Loading and unloading areas for trash dumpsters shall be screened at least six feet high. Are we creating a ruling that our own recycling area in they back of the building is against? Or do we waive that because it is the township? Do we need to do screening to our own area?

Meyers will address these questions and concerns. She proposed utilizing language from other sections of the Ordinance allowing the PC to making exceptions and/or stricter requirements if necessary. By using wording such as “if applicable”, or “if necessary” or “unless waived” or “as necessary.”

Zakrajsek questioned screening walls not less than six feet. Is there anything about a maximum height? We don't really want 14 foot high screens. We want to know what is on the other side.

Meyers offered the solution “six feet in height, unless otherwise modified by the PC.”

Mangus questioned page 56, letter p, regarding signs, both temporary and permanent. Why do we need to indicate temporary or permanent.

Meyers is hopeful we will allow an expansion of temporary signs, like during a grand opening phase. If it is part of the initial plan they will not have to get additional permits for temporary signs.

Mangus would hate to have the temporary construction signs have to meet all the sign rules.

Mangus questioned the wording on soil removal, topographical modifications that result if maximum harmony. Sometimes soil removal is in the best interest.

Savage stated that is what it says in the second part of that statement “. . . results in maximum harmony.”

Meyers added that many parts of the approval process are really subjective. She likes that it says to preserve what you can when you can.

Mangus asked about page 57, L - are we requiring county road standards for all condominium developments?

Meyers will change the wording to include Township road standards.

Motion by Boyd to schedule a public hearing for the Site Plan Review section of Zoning Ordinance – Article 25 with the changes, to public hearing, seconded by Miller. Roll call vote: All in favor. Motion carried 7 – 0.

2. Road Plan Review

Meyers sent out notification via the list-serve that we are interested in setting up a Road Plan Review Committee. Bob Schafer of Palaestrum expressed an interest. He has done some development and may be able to offer some experienced input. Kim Halstead has volunteered as well.

Boyd asked if in forming this committee, have a committee chairperson with community residency requirements?

Savage added that a person's qualifications are important. Residency has it pluses but experience would over-ride. We need someone with knowledge.

Meyers asked if someone is that knowledgeable do you really want them being the chairperson as chairman's cannot make a motion. Every year this board is responsible for electing officers. This would allow other another members of the PC an opportunity to chair and gain that experience.

Mangus offered the following: We could just say that the chair of any PC subcommittee will be from the PC. This allows the citizens to become involved in the PC.

Meyers added that have volunteers from the PC last month: Pat Miller, Glenn Savage and Steve Zakrajsek plus Bob Schafer and Kim Halstead. Chair will be established at the first meeting. The group will start late October / early November. Meyer will supply staff support.

New Business

Survey Design Team Update

Boyd stated that the Survey Design Team has met several times. The final draft is ready. There may be minor tweaks but nothing major will be changed after today's meeting. This is a very good survey that will address general questions for addressing writing of the Master Plan.

Miller stated that the Team felt that excellent companies provided RFP's and picked the best company to work with us. While it wasn't his first pick, he is very happy with them.

They are very responsive to our wants and needs. He encouraged everyone to talk it up. It will only take 10 – 15 minutes to complete.

Mangus stated that we've gotten it down to the ideal size, the Team averaged two meetings without to every one meeting with the consultant. A very large portion of the work has been done here in the Township, not by the consulting team.

Zakrajsek asked how many meetings the Team held.

Meyers stated at least 10 with over 40 hours time committed by each member.

Harshfield stated that he was proud to participate. Results will be the speaking people.

Meyers requested that the PC schedule a special meeting for September 14th at 5:30 for the PC, sub-committee and McKenna Associates.

Motion by Lyons for special meeting on September 14, 2009, seconded by Savage, all approved. Motion passed 7 – 0.

Public Comment:

None

Motion to Adjourn at 8:40 by Savage, seconded by Courtade