

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
January 3, 2018

Call to Order at 7:00 p.m.

Roll Call: Dean, Hooper, Jacobson, Lawson, Mangus, Render, Savage

Absent: None

Also in attendance: Recording Secretary MacLean + 3in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: Mangus will be recusing herself as Chair during the Whitewater Pines Site Condo discussion.

Public Comment: None

Public Hearing: Amendment #73:

Article 6.13 move to Article 14

Article 7, R2 and R3

Article 14, Waterfront

Article 3, Residential Fence Standards moved to Article 37

a. Open Public Hearing at 7:02 p.m.

b. Attendance sign in request

c. Notice published in The Record Eagle on December 17, 2017.

d. Amendment #73:

Article 6.13 move to Article 14

Article 7, R2 and R3: Update the format, creating consistency in the format of each district.

Article 14, Waterfront:

Article 3, Residential Fence Standards move to Article 37

e. Presentations: None

f. Correspondence received: No written comments were received.

g. Public Comment:

Comment in opposition to the amendment: None

Comment in favor of the amendment: None

h. Close Public Hearing: 7:04 p.m.

PC discussion, action and decision:

Hooper discussed the 12/21/2017 ZBA case.

Mangus did some checking into other local entities' fence standards. Per Michigan GAMPS electric and barbed wire fences are allowed in Ag. Do we want to keep the fences as it is written to send to the Board? Consensus of the Commission to leave it the way it is.

Motion by Lawson, second by Jacobson to send Amendment #73, as written regarding moving 6.13 to Article 14; Article 7, R2 and R3; Article 14, Waterfront and moving Article 3 to Article 37 to the Board for approval.

Roll call vote: Dean-yes; Hooper-no; Jacobson-yes; Lawson-yes; Mangus-yes; Render-yes; Savage-no

Motion carried to send Amendment #73 to the Board for approval.

Hooper feels the ordinance needs to be addressed regarding enclosures and housing for animals. Ag is the next section that will be addressed and animals will be covered at that time.

Approval of Minutes:

Motion to approve December 6, 2017, Regular Meeting Minutes by Hooper, second by Render. All in favor. Motion carried.

Correspondence: None.

Reports: None

Zoning Administrator Report,: N/A

Chair's Report, Mangus: None.

Township Board Rep., Lawson: Reviewed definitions of Amendment #72, minor corrections, PUD definition may need to be looked at.

ZBA Representative, Hooper: December 21, 2017, case regarding a building for horses and a fence. Both were denied because it could be done in compliance.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Article 6.13, R1: Discussion: Read through of Kalkaska's standards for churches and related buildings. The initial concern is just if it is a large church complex. Lighting, signs and parking standards are handled in other areas of the ordinance. County maintained road where they deal with ingress and egress? Consensus, no. Trash screening? Consensus, no. Additional review for special use permit for auxiliary type things, such as, daycare, homeless shelter, etc.? Consensus, yes.
Can remove accessory dwelling units) from 6.13, B until we have definitions for ADUs if we want to move Article 6 to public hearing. Consensus to keep it in there and move it all forward at the same time.
2. Article 5, Districts – Move to map based system? Current is in “surveyor type” language. We can move to a map based system. Is a map detailed enough? We would hire an appropriately trained GIS or ARC person to make a certified map. Certified map based system with text. Will move forward to gather information and bring information back next time.

New Business:

1. Whitewater Pines Site Condo: Mangus recused herself as Chair with Dean Chairing: Discussion: Steve Mangus: 1214 Cerro, Traverse City, Presenting the map of the condominium layout. There will be condominium rules and regulations for roads, etc. The roads were previously approved. There are no changes to the roads. The roads will remain private. Well and septic throughout. Power and cable are underground. Natural gas is not there yet. Requesting a public hearing.
Decision: Planning Commission will schedule a public hearing.
2. Planning Commission Bi-Laws annual review with Mangus back as Chair. Discussion: Suggestion to update attendance. Address / Review PC membership with three consecutive months of absence or six absences within a 12 month period. Add a C to Section 5, to update the information.
Motion to update the PC bi-laws, section 5, adding C regarding Absences and Removals by Lawson, second by Jacobson.
Roll Call vote: Hooper-yes; Jacobson-yes; Lawson-yes; Mangus-yes; Render-yes; Savage-yes; Dean-yes.
Will send on to the township board for approval.
3. Election of Officers:
Mangus nominated by Lawson, second by Savage for Chair. Mangus accepts.
Upon roll call vote: Jacobson-yes; Lawson-yes; Mangus-yes; Render-yes; Savage-yes; Dean-yes; Hooper-yes.
Dean nominated by Hooper, second by Jacobson for Vice-Chair. Dean accepts.
Upon roll call vote: Lawson-yes; Mangus-yes; Render-yes; Savage-yes; Dean-yes; Hooper-yes; Jacobson-yes.
Render nominated by Hooper, second by Savage for Secretary. Render accepts.
Upon roll call vote: Mangus-yes; Render-yes; Savage-yes; Dean-yes; Hooper-yes; Jacobson-yes; Lawson-yes.
4. Accessory Dwelling Units – First review. Discussion: Article 3 Definition. Put into Article 37 or Article 6. Remove the rental income verbiage for now. Short term rentals need to be addressed. It can be addressed in the future. Render notes 37.62 B and C issues. Differentiate between building sizes, living spaces, storage spaces. Purpose should be shorter, more broad.
5. Article 10, Ag – First review - postpone
6. Article 37, Animals – First review - postpone
7. February Public Hearings: Schedule public hearing for the site condominium.
Motion to send the site condo review to public hearing by Hooper, second by Lawson. All in favor. Motion carried.

Next Regular Meeting February 7, 2018:

Agenda: Public hearing, continuation of ADU, Article 10 and Article 37.

Public Comment: None

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 9:08 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary