

DRAFT  
WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES OF 1/5/2011 REGULAR MEETING

Call to Order

Chairperson, Zakrajsek, called the meeting to order at 7:00 pm

**Roll Call:**

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

Members Absent: None

Also Attending: Zoning Administrator Meyers, Recording Secretary MacLean plus 1 member of the public

Set/Adjust Agenda: Meyers: Remove the continuing education and address Medical Marijuana under #4 in New Business.

**Approval of 12/1/2010 Regular Meeting Minutes**

Changes: two spelling corrections

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

**Motion carried 7-0**

**Conflict of interest: None declared**

**Public Hearing: None**

**Public Comment: None**

**Reports:**

Correspondence: Updated roster. All e-mails can be put on the township roster. Update to 2009 modification building code goes into affect. We had increased the minimum building size that required a building permit from a100 s.f. building up to 200; per state regulation changes, it is now back down to 120 sq ft. in order to be exempt from county building permit.

Zoning Administrator – November 2010 report ; Article 37 update, approved by the board; Marty Dillon offered a tour to check out the McBain windmills – wind energy, off M115. We have had one request for residential wind mill – the highest ridge of their land is in Whitewater Twp. Residential and Commercial Wind Energy will be being addressed. An Engineer has also offered information. Possibly do a tour in late winter. There are people/companies doing studies – we could hear from them. We can set some basic parameters and deal with the specifics later.

We did apply for \$405,000 for half of the proposed fire station from the Band's 2% grant.

TC-TALUS/M-72 Corridor Committee: Meetings will be the 2<sup>nd</sup> Wednesday, monthly.

Township Board Representative: Boyd: New Tribal manager of the Band. All is good.

Chair: Zakrajsek: Welcome to Mickey Dean and a thank you to Kim for signing on for another tour. Julie changed her term so we have better alternating intervals. Has heard rumors about the Acme Twp./Meijer project. Meijer is going for approvals, to be on the February Acme Planning Commission. The rumor of breaking ground in the spring is just

a rumor. Acme Twp. Website has lots of information on Meijer. Meijer is still under a big push to get this store in.

### **Old Business:**

1. Outdoor Wood Furnace “ Shall mean any apparatus . . .” Mangus: Idea: Eliminate . . . Affixed or situated outdoors. Courtade: smoke issue, prevailing winds. Miller: cannot regulate. Mangus: cannot regulate what they are burning. Meyers: we are dealing with an interim description. Boyd: Likes the verbiage presented, may keep us from having to revisit this again. Lyons: eliminate “which is installed, affixed or situated outdoors” and add used and eliminate the primary purpose of.

Motion by Boyd to utilize this as the definition: “Outdoor Wood Furnace shall mean any equipment, device or apparatus, or any part thereof used for providing heat for any interior space by combustion of fuel to produce heat or energy used as a component of heating system providing heat and or hot water for any indoor space. An Outdoor Wood Furnace may also be referred to as an Outdoor Wood Boiler, Outdoor Woodfired Hydronic Heater or Outdoor Hydronic Heater. Outdoor furnaces shall be treated as structures and shall comply with the schedule of regulations for the district in which they are located.” until approved by board, seconded by Miller. Motion carried 7-0.

### **2. Master Plan:**

#### **a. SWOT – Parks and Recreation: Strength, Weakness, Opportunity, Threat**

S we have a lot of beautiful park land in our community

S we've got a lot of stuff going already

S 1<sup>st</sup> class parks

S boat launch, two public boat launches

S walking trail / hiking trails (rugged)

S camping (2 camp grounds)

S ball diamonds, tennis, basket ball, etc.

S lots of recreation options

W Baggs road quality to get to boat launch (Kalkaska County is responsible)

W access roads to park and boat launch are horrible

W lack of public input in Parks & Recreation decision making

W no taxes collected on township properties

W no park plan, cannot get funding without it

W lack of promotion of our parks and recs

O Hi Pray Park has room for growth

O no Bond payment any longer

O many people are interested in serving on a park advisory committee

O ice boat race

O winter events

O another pavilion possible

O additional parking

T maint & set up have not been addressed in new acquisitions.

T acquisition of lands takes property off the tax rolls

T liability

Lyons motion to forward the Park & Receptions SWOT to the Township Board for informational purposes, seconded by Mangus. Motion carries, 7-0.

b. Commercial SWOT, summary information passed out.

c. Next Steps – goals: Meyers handed out a list of goals as discussed at the May 5, 2010, PC meeting. The goals, as stated in the Master Plan, are and will be very important to how well people receive the document. Mangus: Respect and protect property rights is so much at the core. Discussion on protect vs. respect and using the words “create tax base” and “economic development”. Everyone should look them over and come back to the next meeting with ideas and changes they would like addressed.

### **New Business:**

1. Election of Officers: Motion by Boyd to keep them the same, seconded by Courtade. Motion carries 7-0.

2. 2011-2012 Budget: Parks & Recreation Budget at the Township Board meeting and requesting the Planning Commission budget. Schedule 16 meetings instead of the standard 20. Zakrajsek: We've had two years of not much activity and I think we are on the up swing. We just don't want to cut ourselves short. Boyd: The board is making cuts so we can find monies for emergency services equipment. Meyers: Consider cutting some of the Planning News Magazine. Drop it down to three copies and pass them around. Motion by Boyd for three copies of Planning News Magazine, seconded by Mangus. Motion carried 7-0. Motion by Mangus to amend to 16 meetings for the 2011-2012 year, seconded by Lyons. Motion carried, 7-0.

3. Farm Animals in Residential Areas – Simersons have until June to get rid of the animals, they have agreed. Reminder: the ZBA said you must have at least 2.5 acres and have any buildings at least 100 ft from property lines. If zoned Ag they can meet the set backs but not the lot size. The state has an interesting way of calculating how many animals – like 100 chickens = 1 cow. Miller: TC ordinance? No roosters, building set backs are lower than ours. Boyd: What are the Peninsula's regulations? Mangus: structure a live stock ordinance focusing on nuisance issues. Meyers: Right a general ordinance instead of a zoning ordinance so it can be changed or repealed if we find there are issues in the future. Zak: How do they address the “droppings”? Meyers: Compost. It's not to save money, usually it is for healthier food reasons. Boyd: Bugs in the chicken coop. Meyers: How far do we want to go with this. We will have to table this and come back to it on how we want to handle it. Miller: Pot Belly Pig is not considered a pig – it is an exotic animal. Dean: Would like it general, broad and nuisance based. Boyd: Can it be written so that if the neighbor changes it is reviewed? Meyers: No grandfathering using a general ordinance, not so with a zoning ordinance. Meyers: Will look for townships and towns that have addressed this situation. Zakrajsek: I don't think you should have zero set back on fences.

4. Marijuana: Michigan Medical Marijuana Act – Form a committee: Lyons will volunteer. This is something that is going to have to be addressed. Dean: California had a lot of increase in criminal activity. Meyers would like a committee: Lyons will volunteer. Just saying no is going down in flames all over the place. We can make it highly

regulated. Lyons: The state will be getting into it. Meyers: It is federally illegal and legal in the state. Boyd: Will our attorney have good info. Mangus: Will volunteer for meetings on the first Wednesday at 6 pm. (February 2, 2010). Dean: Volunteer for committee. There can be a quorum as long as it is posted. Zakrajsek: No selective, closed vision, it will not get us very far, must be discussed openly. Lyons motion to create committee, seconded by Mangus. Motion carried, 7-0.

**Continuing Education:** Planners Moments – Green Infrastructure - postponed

**Public Comment:** None

**Adjournment:** ( 8:59 ) Motion by Courtade, seconded by Mangus, all in favor.

**Tabled Items:** Non-Conformities; Definitions-Fences; Permitted and Special Uses

Respectfully Submitted by Lois MacLean Recording Secretary