

WHITEWATER TOWNSHIP PLANNING COMMISSION

MINUTES FOR REGULAR MEETING via ZOOM

January 6, 2021

Call to Order at 7:00 p.m.

Roll Call: Via Zoom: Dean, Hooper, Mangus, Wroubel,
In person: Jacobson,

Also in attendance: Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: Paul Brady, 7911 Cram Rd.: Hope to undertake a project to build high density residential housing on the Walter's property on Williamsburg, just north of Crisp Rd. He has spoken with Zoning Administrator(ZA), Hall. There currently appears to be no zoning that allows high density residential housing. Looking for ideas and everyone's take on it. We know that a project like this would likely require water and sewer. The plan is to possibly work with the Tribe on that. A letter is in the Board packet for next week's board meeting regarding water, sewer and The Tribe. Looking to possibly get a preliminary meeting with a couple PC members and the ZA for discussion, virtual or in person. Hall has been talking with Mr. Brady for a couple months. Dean and Hooper are willing to meet.

Michael Corcoran, 800 Cottage View, represents Northpoint Farms. Ordinance 59 and 60 regarding Marijuana. Have been working with Hall. I know the PC will be addressing the Zoning Ordinance (ZO) amendment regarding which districts, set-backs, special use permit, etc. I am aware there is a possible referendum. Ask you to move forward with due diligence. The applicant and co-applicant are willing to pay for a special meeting. The costs to the township will be covered by fees.

Lois MacLean, 5919 Linderleaf Lane, regarding the PC agenda/packet and the revised agenda/packet. In an email to the attorneys from the Supervisor it sounds like putting out the agenda and then a revised agenda was done underhandedly in an attempt to hide agenda items. It was not at all. The agenda/packet was prepared, sent out and posted based on the agenda/packet from the cancelled November meeting. The Chair added items so there was a revised agenda/packet prepared, sent out and posted to the web as soon as possible.

Discussion amongst commissioners ensued regarding the agenda/packet procedure. Commissioners indicate they like the current system and would like it to continue as it seems to follow the guidelines and posting requirements. The Chair and Recording Secretary, MacLean, will continue to collaborate to get the agenda/packet out in a timely fashion.

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson, second by Hooper to approve October 7, 2020, Meeting Minutes.

Roll call: Dean-yes; Hooper-yes; Jacobson-yes; Mangus-yes; Wroubel-yes. Motion carried.

Correspondence: None

Reports:

Zoning Administrator Report, Hall: Will have the annual report for the meeting next month. Township has opted into marijuana via police power ordinances. The PC will work to adopt the zoning ordinance. There is a process. It will be good to work with Mr. Brady. Regarding Master Plan (MP) review, the ZA believes the PC and the public would be best served to bring in a third party to step through the review with an audit including statutory requirements that needs to be in the MP.

Chair's Report, Mangus: The Township Board, at the December meeting, passed an ordinance to allow for indoor grow and processing for medical and recreational marijuana. It is not a permitted use in any of our districts. The board has requested an ordinance from the township attorney. It is still up to us to have an idea of what we are doing so we can present the ordinance to the board for adoption.

Township Board Rep., Not Available

ZBA Representative, Hooper: No meetings. There have been no zoning problems that need ZBA attention!

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Discussion of meeting format, Zoom vs In person: Previously the PC had decided not to hold meetings until we could openly have meetings at the township hall for the most open dialog possible.
Is the PC willing to do Zoom meetings? Public Hearings are able to be done through zoom meetings. November board meeting had a public hearing. The ordinances were passed at the December meeting.
Consensus to move forward using Zoom as needed. Mike will attend in person at the hall.
Hall: Recommendation that we get an unbiased third party involved with the Master Plan review and it would work well via zoom. Hall will get information and pricing. It should fit in our budget this year.
2. Discussion of timing and direction for addressing Tabled Items, Event Barns and RC District: both would be good to have during an open format for attendance. Do we want to discuss these right away or wait until April?
The amendment regarding condominium is more housekeeping and is not considered controversial.
Consensus on dealing with Event Barns and RC district when we can get more community input.
Consensus that the marijuana ordinance needs can be dealt with via zoom.
Consensus to bring in a third party for input and instruction on the MP. The “plan” seems to have always been sticking with the “status quo”. We need to address that stance.
We need to be cautious and vet this third party person. The PC would want to walk through the process not necessarily the specific content with this third party.
Hall: The MP sentiment statements are perfect.
3. Reschedule Public Hearing 78, Article 28, Condominium Regulations and Definitions:
MOTION by Dean, second by Wroubel, to schedule a Public Hearing on February 3, 2021, on Amendment 78, Article 28, Condominium Regulations and Definition Article 3.
Roll call: Hooper-yes; Jacobson-yes; Mangus-yes; Wroubel-yes; Dean-yes. Motion carried.
4. Master Plan Update Review: Read through of suggested updates supplied by Savage. Discussion. Consensus to indicate that the gun range is nearby but not in our township and remove the reference to Mill Creek.
Mention DTE expansion here with more detail under utilities.
Introduction provided by Dean: Read through. Discussion. Consensus to go with it as presented.

New Business:

1. Bi-laws: Discussion. Question regarding changes to an agenda. Special Meetings require everyone be present to make a change to the agenda. Regular meeting agenda can be changed at the start of the meeting.
Consensus to leave the bi-laws as written.
2. Resolution PC21-01, 2021/2022 Meeting Schedule
MOTION by Jacobson, second by Dean, to adopt Resolution PC21-01, 2021/2022 Meeting Schedule
Roll call: Mangus-yes; Wroubel-yes; Dean-yes; Hooper-yes; Jacobson-yes. Motion carried.
3. Election of Officers. Consensus to postpone until February.
4. Year-end Report to include work done on Article 28, Condominium, preparation for a survey for RC district, Master Plan process review. Mangus will complete the report and bring it back to the PC.
5. Marijuana law education, discuss direction and intent. Hall provided a quick run-down on basics of the law. Questions can be addressed by the attorney. Can do a special over-lay district. The state has very specific regulations. The ZO already has special use provisions and can incorporate specific marijuana stipulations. At this time the steps will be that ZA processes the application, the board approves it then the PC looks at the special use permit.
As it stands right now the ordinance will go into effect this month. The ZA will not accept applications until the Zoning Ordinance is updated. Discussion of referendum and/or possible township vote.
Do we have any update on timing for the draft from the attorney? Would like to have it for the February PC agenda. May want to incorporate verbiage regarding care-giver grow.

Bob says Thank you to the PC for coming together for the meeting.

Next Regular Meeting is scheduled for February 3, 2021.

Agenda: Public Hearing on Amendment 78, Article 28, Condominium Regulation and Definitions; Master Plan review; marijuana ordinance update.

Postponed to the future: RC District review and Event Barns review; AG district review (from the complete review of the Zoning Ordinance)

Public Comment:

Vaughn Harshfield, 4404 Broomhead, impressed with the commission. You have a lot on your plate. Complements on the job you are doing for our township.

Carl Wroubel: The MP can change as new people have moved in.

Della Benak: 8190 Bunkerhill, Yes you can add over-lays to further restrict in the districts where these can be allowed.

Linda Slopesma: 9693 MB Road, lots of discussion regarding town hall meetings and public input. It can be difficult for people who do not have access to electronic meetings. Be careful and make sure written comments are included in minutes. You have several items and you need to focus on what is important to the residents. You do not want to be accused of silencing the community.

Bob: If anything comes in to the ZA it will always be included as part of the packet.

Commission Discussion/Comments: We need to be thinking about ways to encourage input from the segment of the community that cannot attend. Could maybe get Planning Commission letter box at the building.

Internet is available in the parking lot at the township – we can let people know.

Continuing Education:

Adjournment: 9:07 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary