

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
January 8, 2020

Call to Order at 7:17 p.m. (after a short break at the end of the Special Meeting Open House)

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

Absent: Render

Also in attendance: Recording Secretary MacLean and Zoning Administrator Hall

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment:

Heidi Volmuth, 8371 Winnie Lane, look at the 2009 survey. There is a difference between when you are farming and when you are not. Your farm stand stuff needs to come from your farm. You all have a difficult job to do. People were as pissed off now as they were then, 2009. Do your homework, because I am doing mine.

Sue McCraven 9435 Fairview, are there any lake front property owners on this commission? I think you need someone on the board who represents riparian interests.

Gerard Engler, 240 Island Lake, getting ready to review the RC 5 acre. If you are going to do a survey, here is our MP what do we want changed?

Rod Rybrant 648 Island View, 5 acre discussion. How much land mass fits in the RC district? Privately held is about 5%. Seems like a lot of work for a very minor portion of the property.

Public Hearing: None

Approval of Minutes:

MOTION to approve December 4, 2019 Regular Meeting Minutes by Dean, second by Savage.

All in favor. Motion carried.

Correspondence: Received a letter about short term rentals.

Reports:

Zoning Administrator Report, Hall: Have received a couple questions about short term rentals. If they are not listed in the ordinance it is not permitted. In addition to the report presented, will be putting together the annual report.

Chair's Report, Mangus: Attended last month's board meeting. Going forward we will be able to present informational material, questions and community outreach without having to get the full board approval.

Township Board Rep., Lawson: The board did forward the condo ordinance to the lawyer for review.

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Open House Discussion: : How did it go? We had a good crowd. We ought to encourage people to come several times a year. June and August when the snow birds are all here. Specific topics or general topics. Discussion of additional meetings; open house type meetings on the regular schedule; sub-committee meetings.
2. RC District review, outreach and survey: We have been requested by the board to do this. We are soliciting input from the public. The board has, by consensus, agreed that we can move forward. Get the survey out with a June mailing date. Will work on a draft; color coding; look at the 2009 survey questions; include a map; statistics; build out map(s). As an example: Forty acres does not mean forty lots at one acre each, it just doesn't work that way with roads, wetlands, hills, etc., there are a lot of factors.

3. Year-end Summary: The zoning administrator is going to put the year-end summary together – Thank you, Bob.
4. Ordinance update and posting procedures: Mangus did check the ordinance on public display at the hall and it is complete. The ordinance on the website is not updated as of this evening. Do we need to make an appeal to the board? Do we contract with our web provider? Do we want the whole ordinance on-line? Hall believes that has been updated at this time.
Hall had an opportunity to speak with the Clerk. Hall will coordinate with the Clerk, the PC and the ZBA. All set.

New Business:

1. Site Plan Review – Moore Road property: Moore Rd property: Hall: Our zoning ordinance has an option for a preliminary site plan review, get a sense of what is the most important. Supplied a brief staff report.
Doug Mansfield of Mansfield Land Use Consultants here on behalf of the Evina family. Proposing a 15 unit commercial camp ground on approximately 75 acres of land with a lot of state land surrounding it. The property has been used as recreational property. People want to camp but do not want to buy a camper or camping equipment. No RVs would be going in and out. Glamping. Yurts, tents would be set up in April no ATVs, no fireworks, there would be an on-site resident camper, quiet time at 10 p.m., close in October. There would be 12 lots if it were to be built out as homes, which would have a larger impact on the land and roads for the full year.
Here to answer questions. We will be going to the neighbors to discuss it and they may contact the PC or ZA with questions.
There are a lot of permits that need to be gotten and agency reviews. Occupancy is determined by state. There will not be additional tents allowed. There is isolation and privacy between the units.
The goal is to get 100% compliance with the ordinance.
Hoping for 2020 but it will likely be 2021.
Bring it back when there is a more complete site plan.
2. Election of officers:
Mangus nominated by Jacobson as Chair, second by Lawson. Mangus accepts. Roll call vote: Dean-yes; Hooper-yes; Jacobson-yes; Lawson-yes; Savage-yes, Mangus-yes; Render-NA
Dean nominated by Jacobson as Vice Chair, second by Lawson. Dean accepts. Roll call vote: Hooper-yes; Jacobson-yes; Lawson-yes, Savage-yes, Mangus-yes; Render-NA; Dean-yes.
Mangus nominated Jacobson as Secretary, second by Lawson. Jacobson accepts. Roll call vote: Jacobson-yes; Lawson-yes; Savage-yes; Mangus-yes; Render-NA; Dean-yes; Hooper-yes.
3. Planning Commission By-laws review: Hall notes there are a couple areas that are a concern: Request of application that require a Public Hearing, Section 3 D1 and Declaration of Conflict of Interest, Section 6. By-law approval by the PC rather than the Board.
Will go through line by line next month. Concerned about the current process of ordinance approval. We need to make sure the proper order of operations and public input/approval is being duly followed. Request of the board and the State mandates need to be addressed next month. Include findings of fact when presenting recommendations to the Board.
4. Resolution #PC20-01, 2020/2021 Regular Meeting Schedule – add special meetings to schedule – postpone.

Next Regular Meeting is scheduled for February 5, 2020.

Regular meeting agenda items: Review by-laws; resolution for meeting dates, Master Plan review; RC district.

Public Comment:

Commission Discussion/Comments: Ron Bachi, 6987 Cook Rd. Glad that Mansfield / Evina is going to go to the neighbors. I am sure he is going to do the right things. Kim, thank you for clarifying the difference between the two, RC district and all. Zoning Administrator, what is an agricultural hemp barn and is there any kind of ordinance that would allow such? Merry Christmas to you all. Ted, great Christmas display and lights. Micky, thank you for continuing with the PC. Thank you all.

Heidi Volmuth, 8371 Winnie Lane. Ryan reminded me what an awesome tool this is and I am reminding you that you have a comprehensive plan sitting in front of you. You'll want to read this one too. A long time ago I sat where you sit and someone reminded me not to laugh at public in the public. It is very rude. An event barn is very passionate to one hundred people right now and for you (Dean) to make a joke of it is wrong. I have sat in your position and you have to understand that you are supposed to work for us and when you are laughing at people how are you really working for us? Just like when you make comments, Lloyd, that you do not read your packet. You are supposed to work for us. Yes, it is peanuts but you chose to warm the seat. If you don't like warming the seat, get out, we'll find somebody else to take the headache. I want to remind you, please, I have only sat and read this for about 10 minutes because I didn't have any ink and couldn't print it. When you put these two documents together and you put it with the comprehensive plan. You have some homework to do. It is something that it is very important that you follow. It is the same thing over and over and over again. Doing the same thing all the time is just pure insanity. You just keep banging your head and getting the same results. You have a wonderful tool to use. You have a gentleman here who knows the rules pretty good. And if you are going to pass your own rules, Cheryl will find something wrong with them so you better dot your i's and cross your t's because she doesn't care what the rules are. It's the Cheryl show or nothing, learn. It's a 4 to 1 all the time vote. There's a reason some of us sit in these meetings. Have a nice day and Merry Christmas. Gerard Engler, 240 Island View Dr. Quick question at the beginning of the open house, ask the public: How did you learn about this? Was it through emails, was it through public publications? I understand Union Township has just upped their zoning to five acres. I would have liked to asked Mr. Mansfield about that when he was here. It would be interesting to why they did what they did. I don't know the details. They were getting too many trailers and stuff on one acre ruining the atmosphere of the area.

Cathy Gee on Broomhead Road: Trying to get informed government and what this is all about. It is difficult to get information. I was trying to figure out what my zoning is. I thought I was Forest Recreational but maybe I am not. It think it may be the case with a lot of residents. We are not educated, we are not informed. This development (the site plan review), just off the cuff, would they be held by the same rules as tiny homes? Tiny homes are so in right now. I am just curious. I understand it is 700 sf. Would these guys be held to the same thing or not? *The plan discussed is a camp ground, tents that come up and down every year.*

Continuing Education: Educational opportunities coming up in March – please get the information to Bob or Cheryl. Information is available on line so that training may be more do-able for people. The closest place for the training is in Frankenmuth.

Adjournment: 9:13 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary