

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING, FEBRUARY 4, 2015

Call to Order at 7:02 p.m.

Roll Call: Dean, Lawson, Link, Hooper

Absent: Mangus, Miller, Lyons

Also in attendance: Recording Secretary, MacLean

Set/Adjust Agenda: Add PC15-01 Resolution and Article 17 into New Business

Approval of Minutes: January 7, 2015, Regular Meeting Minutes: Motion to approve by Lawson , second by Dean. All in favor. Motion carried.

Declaration of Conflict of Interest None.

Public Comment: None

Public Hearing: None

Reports:

Correspondence: None.

Zoning Administrator Report: NA

Township Board Representative, Lawson: From the Board regarding the Draft Master Plan, just a few changes to be made.

ZBA Representative, Lyons: NA

Chair, Link: None

Old Business

1. Master Plan Draft remains under Township Board review. Dean notes that the changes that were mentioned at the Board meeting, mostly just grammatical changes, have been made. Dean intends on getting the updates done and ready for the Board to have for the weekend to have for next Tuesday's meeting. He will include an exception list. Consensus to have Dean make the changes and forward to the Board. The Board's plan is to immediately start the review process. Bring it back for final approval in March.

New Business:

1. Private Road Ordinance – General Ordinance 32: The Township Board has officially directed the PC to develop road standards to be incorporated into the Whitewater Township Zoning Ordinance. General Ordinance #32 presented along with an example for discussion.
Referring to the example: Discussion:
Introduction: Emergency service access; road agreements between property owners; seasonal use homes; protection property rights; grandfather in the current private roads; current private roads that are added on to would need to be updated to current standards.
From existing ordinance: looking for more feedback.
Design Standards: American Association of State Highway and Transportation Officials (AASHTO); Approval as part of the zoning ordinance is by the zoning administrator;
Violations, Fees, Severability, etc.
Attachment A: get an estimate of what a quarter mile road would cost: gravel vs. asphalt;
At what point does it become a subdivision? PUD? 2 vs.3, 4, 5 and more? Different levels 2-4, 4-8, 8+?
As a township we want it to be valuable, re-sellable and attractive.
Have to be attractive to the \$100,000 home builder and the million dollar home builder.
Would like everyone to come back with input.
Public comment allowed on this subject: Lois MacLean 5919 Linderleaf Lane; described the private road situation on Linderleaf. We have a road agreement for grading and plowing. There are six homes with two more township approved splits on the road. Regarding "grandfathering", is the number lots that are already approved or the number of homes? What level of road upgrade is necessary when home are built on already

existing parcels of property? It doesn't make sense to pave a road that is coming off of a gravel road. Just some food for thought. Long winding road/drive where there is a possible problem with emergency service vehicle access, maybe they should sign a waiver stating that they know there is a possibility that all of the emergency vehicles may not be able to get in. As long as they are made aware, then it is their choice, their risk.

2. Resolution #PC15-01, 2015/2016 Meeting Schedule. Motion to accept Resolution #P15-01 for the 2015/2016 meeting schedule by Lawson, second by Dean. Roll call: Hooper-yes, Link-yes, Lawson-yes, Dean-yes. Motion carried. Resolution #PC15-01 approved..
3. Article 17: Administration: need acting zoning administrator. Recommend to pass on to the Board for approval and then a public hearing on verbiage change that limits the amount of time an interim Zoning Administrator can be approved for. Look to the PC by-laws, township administration rules to determine who holds the public hearing. Motion to pass verbiage change onto the Board by Hooper, second Lawson. All in favor. Motion carried.
4. Next Regular Meeting: March 4:
Draft Master Plan with motion to spend money for printing, etc. Final payment to editor and printing.
Budget for 2015/2016
Road Ordinance

Public Comment: None

Commission Discussion/Comments:

Continuing Education:

- a. Community Engagement, February 12, 5-9 p.m., 400 Boardman Ave., TC
- b. Corridor Approach to Access Management Webinar, on demand, schedule a time and date for PC mems interested. Key issue that will be addressed in the future. 5:30 at the township on the 4th before the next meeting.
- c. Getting Back on Track re: railroads in the area, February 16, 7 p.m., State Theatre, 223 E Front St., TC.

Adjournment: 9:05 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary