

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
w/ public participation available via Zoom  
February 4, 2022

Call to Order at 6:00 p.m.

Roll Call: In person: Dean, Jacobson, Wroubel, Darrow  
Absent: Mangus, Keaton  
Unfilled seats: Board Representative

Also in attendance: Chris Grobbel (via Zoom) and Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment:

Don Glenn, 9792 Bluff Trail, Republican candidate for the May 3, election for the Trustee position. Brief run-down of background.

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson, second by Darrow to approve December 3, 2021, meeting minutes as amended (name corrections addressed).

Roll call: Dean-yes; Jacobson-yes; Keaton-n/a; Mangus-n/a; Wroubel-yes; Darrow-yes. All in favor. Motion carried.

Correspondence: (Included in packet)

Reports:

*Zoning Administrator Report, Hall:* Not available.

*Chair's Report, Mangus:* via Dean: The marihuana application process is still up in the air. No insight information on the litigation. Need to keep moving on the ordinances.

*Township Board Rep.:* Not assigned.

*ZBA Rep., Wroubel:* No cases in December or January. Annual organizational meeting held in January where it was reported what the PC is and has been working on.

*Committee Reports:* None.

*Additional Items:* None.

Unfinished Business:

1. Master Plan (MP) Review, Mr. Grobbel: Two new sections coming your way, zoning ordinance and public input survey draft. Need input from the PC membership. Possible special meeting specifically for MP between the regular meetings. Consensus to keep getting the sections from Grobbel and to go ahead and have special meetings.  
Complete streets is more about safety in our township, bike and pedestrian safety. By state law the various forms of transportation that must be included, bike traffic, pedestrian, auto.  
Dean notes that we want to make sure the MP says what we mean and means what we say. We need to be able to explain it to the public.
2. Marihuana proposed Zoning Ordinance Amendments run through of the red line items. Consensus on the changes.
3. Article 12, Setbacks Wroubel notes the commercial campgrounds campsites are regulated by the state. TC State Park has 25'x30'-50' size sites. Current going size is more like 30"x50' with a 15' road. There are specific state regulations. Topography is going to self-regulate somewhat.  
Darrow: Cabins per acre – 2 per acre seems like not very many.  
Discussion of density / density maximum.  
Needs to be looked at and addressed more in depth. Keep in mind the state regulations.  
Table discussion to next month.

New Business:

1. Special Use Permit – Preliminary Site Plan Review, will bring next month for a Public Hearing/Site Plan Review.

2. Meeting Dates through April, Wednesdays. Propose February 16 at 7 for MP special meeting.
3. Article 25, Special Use Permit guidelines. Run through the red-line items. Consensus to approve the changes.
4. Election of Officers, - postpone to March meeting.
5. Resolution PC22-01, Meeting Schedule for 2022-2023  
MOTION by Jacobson second by Darrow to adopt Resolution #PC22-01, meeting schedule.  
 Darrow-yes; Dean-yes; Jacobson-yes; Mangus-N/A; Wroubel-yes; Keaton-N/A. Motion carried.
6. Bylaws annual review Jacobson does want to include a Board member and notes the requirement in the Planning Commission ordinance. Wroubel notes that there are pros and cons to having a Board member, personally in favor of having a Board member. Consensus to have a Board representative to have connectivity.  
 Keep the dates the same – Wednesday, consensus.  
 Change “Training shall be . . .” to “training may be. . .” Consensus yes to change.  
 Defer vote next month.

Next Regular Meeting is scheduled for March 2, 2022.

Proposed special meeting February 16, 2022, 7 p.m. Master Plan review

Next meeting agenda: Article 12, Site Plan Review; Article 25, Setbacks (campsites / campgrounds) MP review; Election of Officers; Marihuana ordinances; Bylaws review/vote

Public Comment:

Lisa Bowerman, 8306 Crisp – regarding the proposal of the Moore Rd / Crisp Rd / M72 project: Is there a difference between campground and RV park? Park models are homes that can be moved but are rarely moved. Concerns: Crisp Road traffic, Crisp Road can’t just be fixed (according to the county) and traffic impact. Dean notes: RV park falls under the umbrella of Commercial Campground.

Linda Slopsema – supplied detailed info in the packet regarding the marihuana ordinance. Economic development in the information supplied by Grobbel recommends clustering like businesses and uses.

Commission Discussion/Comments: Wroubel: RV Park is under the Commercial Campground umbrella. Basic Campgrounds and RV Park and Park Model parks are all very different.

Continuing Education: Year in Review. Postpone to March.

Adjournment: 8:11 p.m.

Respectfully Submitted  
 Lois MacLean,  
 Recording Secretary