

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
February 6, 2019

Call to Order at 7:03 p.m.

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

Absent: Lawson

Also in attendance: Recording Secretary MacLean, Zoning Administrator Wolf, Clerk Goss + 1 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment: None.

Approval of Minutes: Add the clerk's note as an attachment as correspondence to the minutes.

Motion to approve the January 2, 2109, meeting minutes as adjusted by Savage, second by Jacobson. All in favor.

Motion carried.

Correspondence: Tom Cosgrove: "What is the status of an amendment to allow for accessory structures in the RC district? Has anything been drafted by the PC?" Owns a parcel of land and is looking to build something to store recreational equipment.

We can send what we have worked on to the board.

Consensus to forward our personal storage article 37 and temporary uses (part of the 37 review) and definition to the board for their review. Wolf will contact Mr. Cosgrove and let him know.

Reports:

Zoning Administrator Report, Wolf: Fire Chief Flynn, Hooper and Wolf worked with a gentleman (Evina) about a commercial campground. A draft survey about event barns has been completed. Training options for the PC. Monthly zoning e-newsletter started in January.

Chair's Report, Mangus: Newsletter bios. E-newsletters only go to about a third of the property owners. Recodification and compilation of e-newsletters for the April newsletter.

Township Board Rep., Lawson: N/A.

ZBA Representative, Hooper: January meeting elected officers, kept the same. We addressed a rear yard and side yard setback for one parcel on Miami Beach. Approved the rear yard setback, did not approve the side yard.

Mansfield Land Use Consultants is working with Mr. Evina on the commercial campground. Evina will have to bring what is there already into compliance in order to move forward.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Recodification price quotes: Board looking for PC input on the three proposals. The Clerk is here to answer any questions and to relay any questions to the companies.

There is good detail in the proposals.

Recodification hard copy and linked on-line.

They keep it updated on-line and hard copy.

Looking to recodify the General Ordinances also because the ordinances are inter-connected. It will make for a more useable document.

The ordinances can be downloaded.

Need to be cautious of how the on-line features are set up and actually work.

Having a company do the on-going updates assures that it will be right now and into the future.

The ZO was previously recodified in 1991 but the document cannot be found. The 1994 document is very good with an index and a very good table of contents but that information is not in the current ordinance.

Pictures and charts?

Produce it in a Word document / non-proprietary software program.

Get a link to a local entity so we can see what the finished product looks like. There are references listed that are close to our size.

Would like to see the township get the one year maintenance (at least).

Can send an email to the Clerk or the ZA with any questions.

2. Zoning Amendments 73 & 74: Review attorney correspondence. Discussion: Consensus that we do not want the two amendments combined into one amendment. Looks like there were changes made that need to be addressed on our end. We'll get 73 and 74 ready for public hearing.

Keep the playground equipment for churches the way we had it previously – consensus.

Schools to be allowed in R1, R2 & R3 districts as special use only – consensus.

Redundancies addressed.

The way he read the intent of R3 and multi-family (three units) sounds like it is what we intended. Schools and apartment buildings (three or more units) should be by special use permit - consensus.

Waterfront property structure on shared easements or no. Intent is to allow a structure – consensus.

Consensus to move Amendments 73 and 74 to public hearing for the March meeting.

New Business:

1. Spring Newsletter: Information from the e-newsletter will be part of the April newsletter PC section. Individual bios in the spring newsletter and on the website. Provide to Lindsey with the bios. Brief info of where the PC is and what's going on by April 1 for the spring newsletter.

Next meeting: March 6, 2019, Agenda: Public hearing on amendments 73 and 74. Complete the items that we have already been working on, personal storage. Need to have the RC district 5 / 1 acre issue addressed before and separately from recodification. The plan is to have our attorney look at it first. Environmentally sensitive ordinance (#27).

Public Comment: None.

Commission Discussion/Comments: None.

Continuing Education: None.

Adjournment: 8:57 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary