

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
February 7, 2024

Call to Order at 7:00 p.m.

Roll Call: Jacobson, Keaton, Wroubel, Steelman, Vollmuth

Absent: DeYoung, Slopsema

Also in attendance: Planner Mielnik, Recording Secretary MacLean, Laura Rigan of Grand Traverse Regional Land Conservancy, Michael Sherman regarding Millbrook

Four on Zoom at the start of the meeting.

Set / Adjust Agenda: Move all of New Business after Public Comment before approval of minutes.

Declaration of Conflict of Interest: None

Public Comment:

7:03 p.m. begin

via zoom:

Connie Hymore

7:03 p.m. end

New Business 1

Laura Rigan Farmland manager of GT Regional Land Conservancy presentation with Q&A with the PC.

Public Q&A:

7:31 p.m. begin

via zoom:

Vern Gutknecht

in person:

Tom McElwee

Denise Peltonen

Michael Sherman

7:47 p.m. end

New Business 2

Michael Sherman, Millbrook property owner, 8956 Church St., presentation of a brief history, current status and future ideas / plans to preserve the history.

New Business 3

Annual report of 2023 discussion, keep it simple and provide the highlights.

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson second by Keaton to approve the Special Joint Meeting Minutes of December 13, 2023, as amended, and the Regular Meeting Minutes of January 3, 2024.

Roll call vote: Wroubel-yes; Steelman-yes; DeYoung-N/A; Slopsema-N/A, Keaton-yes; Vollmuth-yes; Jacobson-yes.

Motion carried.

Correspondence: None

Reports and Presentations:

Zoning Administrator Report, Hall: Written report presented, read by Steelman: great progress on projects; final site plan coming on High Pointe Golf Course; conversation in progress regarding a special use in the commercial zoning district; no continuation of contract with Hall for zoning administrator services after March 31.

Chair's Report, Steelman: Resignation submitted to the board

Township Board Rep, Vollmuth: Read the township board packet for February meeting regarding deed restrictions and property restrictions, capital expenditures with lots of budget information pages. Recommends everyone focus on homework and make sure you have it all.

ZBA Representative, Wroubel: No cases in January. There is a circuit court case on the Baggs Road variance that was granted at the August meeting. No word on any outcome of that yet.

Committee Reports: None

Unfinished Business:

1. Zoning Ordinance Project
 - a. Map, surveyor, RFP discussion – Mielnik, presented the information to get the zoning districts surveyed, by Scott McLane who quoted \$3,800 and would be done within 60 days and would present at a PC meeting. Get a purchase order for Scott McLane and get it moving forward.
MOTION by Keaton, second by Jacobson, to request a purchase order for Scott McLane survey work to convert the legal descriptions to a zoning map for \$3,800.
Roll call: Wroubel-yes; DeYoung-N/A; Keaton-yes; Slopsema-N/A; Steelman-yes; Vollmuth-yes; Jacobson-yes.
Motion carried.
 - b. Supply Road set back discussion – Mielnik, the PC may want to address the 150' set back on Supply Road.
 - c. Anything else related to the ZO Project, updated the zoning ordinance chart/spreadsheet.
2. Master Plan
 - a. Chapter 5 follow-up discussion, clarifications and typos have been addressed.
 - b. Anything else related to the MP project: Mielnik indicates that he has made progress on chapters six and seven. Still on track to present the draft to the PC at the April meeting. Make sure the PC takes ownership of the document, make sure it addresses things the way you want so when it comes time for the public hearing you can know that you can stand behind what is presented.
Discussion of Ag lot sizes, PUDs, cluster zoning, etc. Lot sizes are part of the zoning. It does not stop the MP project moving forward.
3. Submission to the township board for the February meeting: PC Bylaws as adopted 1/3/2024, PC 2024/2025 Budget recommendations, Rachel Steelman resignation effective 3/15/2024.
Will review additional bylaws updates on another agenda.

New Business:

1. Guest: Laura Rigan from GT Regional Land Conservancy (GTRLC), reference Ordinance 33, presentation after public comment, before approval of minutes.
2. Guest: Michael Sherman, introduction of plans for the Millbrook property located at 8596 Church St., presentation after public comment, before approval of minutes.
3. Planning Commission Annual Report 2023 presentation after public comment, before approval of minutes.

Next meeting: March 6, 2024

Public Comment:

9:31 p.m. begin
in person:
Denise Peltonen
via zoom:
Linda Slopsema
Connie Hymore
9:43 p.m. end

Commission Discussion/Comments:

Keynotes to share with TB and Action items reviewed: GTRLC presentation, information on the zoning map including PO, annual plan, MP still on schedule, Millbrook home owner presentation regarding conservancy and easement.

Continuing Education:

In the packet:

Citizen Planner – Linda Slopsema email

Training Workshops Pamphlet – Mielnik, availability of some excellent trainings.

MSU Extension information – Hall

Planning and Zoning News, Regulating Non-Conformities - Hall

Adjournment: 9:52 p.m.

Tabled items: Article 5 Districts; Article 25, Special Use Permits: Campgrounds

Respectfully Submitted

Lois MacLean,

Recording Secretary