

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
March 1, 2017

Call to Order at 7:00 p.m.

Roll Call: Dean, Hooper, Lawson, Mangus

Absent: Link, Miller

Also in attendance: Recording Secretary MacLean, Zoning Administrator Chris Weinzapfel

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: .

Public Hearing: Regarding Amendment #68 pertaining to proposed amendments to Articles 12.11 Schedule of Regulations and Article 8.13, Commercial C-1 of the Whitewater Township Zoning Ordinance. Article 12.11 is proposed to change the side yard setback in the Commercial District from “total 30% of width but not less than 15’” to “10 feet” and to remove the number “25” under side yard from the Special Situations, M72 in C-1, R-3 & N line requirements. The proposed amendment to Article 8.13 will remove the words “and the design standards of Article XXXII, (specifically sections 32.14 through 32.21).

a. Open Public Hearing at 7:05.

b. Attendance sign in request

c. Notice published February 12, 2017 in The Record Eagle.

d. Article 12.11, Side yard setbacks in Commercial District, M72 side yard setbacks and clarification of Article 8.13

e. Presentations:

i. Zoning Administrator N/A

ii. Petitioner/Agent N/A

f. Correspondence received: One email from Larry Ginop of Ginop Sales, Inc., is in favor.

g. Public Comment: Glenn Savage, 9833 Pineneedle, has a business on M72 and is happy to see that the PC is going to address this issue. With the 75’ setback from the road and the 25’ side lot setbacks I only have ¼ of the property that I can use. I thought it was way too much. It is very important for all of the businesses along M72. We don’t have a lot of Commercial District.

h. Close Public Hearing: 7:10 p.m.

PC discussion, action and decision: All PC members are in agreement to make the change. Mangus spoke with several of the businesses in the area to let them know we were making a change.

MOTION by Dean, second by Hooper to send to the Board for approval Amendment #68:

1. Article 8.13: Remove the words “and the design standards of Article XXXII (specifically sections 32.14 through 32.21)” at the end of the section.

2. Article 12.11, C-1, Commercial District: Change the wording in the side yard setback from “Total 30% of width but not less than 15’” to “10 feet”.

3. Article 12.11, Special Situations, M-72 in C-1, R-3 & N: Delete “25” in the side yard setback column.

Roll Call vote: Dean-Yes; Link-NA; Hooper-Yes; Miller-NA; Lawson-Yes; Mangus-Yes. Motion carried.

Approval of Minutes:

Motion to approve February 1, 2017, Regular Meeting Minutes by Hooper, second by Dean. All in favor. Motion carried.

Motion to approve February 6, 2017, Special Meeting Minutes by Lawson, second by Dean. All in favor. Motion carried.

Correspondence:

Reports:

Zoning Administrator Report, Weinzapfel: Reviewing the Zoning Ordinance (ZO) and sections that need to be addressed. The amendment compilation is complete and is now being verified with notices and “missing” adjustments. The Clerk is currently updating the key. Event Barns is something that has come forward three times as a business not just a one-time use. It can go to the ZBA as a Use Variance but if there are multiple people seriously interested it may be something for the PC to look at.

Chair’s Report, Mangus: April meeting will be changed to Friday, April 7.

Township Board Rep., Lawson: Clerk has been working on the ZO. The official document is held by the Clerk. Budget meetings are happening. More money was added to the PC budget.

ZBA Representative, Hooper: No meetings. Request hot topics from the ZBA.

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Officer Election of Secretary – on hold

New Business:

1. Status of Ordinance compilation: as previously discussed. Certification / Verification is being done for each amendment by the Clerk. Some gaps are going to have to be reviewed. There are sections that need to be addressed. The earliest issue is dated 1981. Once this process is complete we may not need to do a complete recodification as previously discussed. Change of definitions is a noted issue. The ZO is in worse condition than originally thought. Re-write or recodification? We can work on issues while the Clerk is certifying the ordinance. We are going to address the issues that are brought forward by the Zoning Administrator and that were specifically mentioned by the lawyer. See if we can come to a consensus on some of the issues.
2. Setbacks in all districts. Add a line to Article 12 to include the setbacks verbiage that is referenced in Article 6.11. Cheryl has Article 12 certified, 8, 10 and 11 have not been certified yet. Discussion. Consensus on proposed language for 12.10.
3. Article 15, Sanitation: Discussion. Consensus on proposed language for Article 15.
4. Article 36, Mobile Home Park District (MHP). Discussion. Kim will come back with information from GT County.
5. Article 3, Definitions. Discussion. Consensus of various definitions. Will be continued.

Next Regular Meeting April 7, 2017, Agenda items: Continue definitions, MHP, Commercial district.

Public Comment: Glenn Savage: Thank you.

Commission Discussion/Comments: Thoughts and comments on getting and accessing the packet.

Continuing Education: None.

Adjournment: 9:20 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary