

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF APRIL 4, 2012, REGULAR MEETING

Call to Order by Zakrajsek at 7:00 pm

Roll Call: Miller, Zakrajsek, Dean, Boyd, Link, Lyons, Mangus, Recording Secretary-MacLean, Zoning Administrator-Meyers + 7 audience.

Absent: None

Set/Adjust Agenda: Move New Business in front of Reports.

Approval of Minutes of Regular Meeting 3/7/2012. Motion by Boyd to approve seconded by Lyons; all in favor. Motion Carried.

Approval of Minutes of Special Meeting 3/21/2012. Motion by Boyd to approve, seconded by Lyons; all in favor. Motion Carried.

Conflict of Interest: None declared

Public Comment:

Cheryl Walton 11613 Top View: Follow up to presentation, article. Highlights regarding Agenda 21, Sustainable Development per U.N. Agenda 21 opposition's group is growing. List of words Agenda 21 proponents (APA) do not want people using and specific phrases to use and not to use to not create more problems.

John Mater 302 Island View Drive: Are the letters and e-mails from the last meeting part of the minutes? – Yes.

Public Hearing: Private Family Campgrounds and Commercial Campgrounds:

Open at 7:13 p.m.

Meyers: Legal notice published March 15, 2012. Definitions, uses, building and yard sizes, plot plans and additional conditions of special uses.

Sue Cassel 5038 Moore Rd. Definition of Private Family Campgrounds? Meyers explained.

Who monitors this? Meyers: Residents, township staff keep us alerted.

People can file for a special use permit for a commercial campground? Meyers: yes

Close at 7:20 p.m.

New Business:

1. **Grand Traverse County Master Plan Discussion – John Sych** with Tina Allen who is updating the Master Plan. Doing a ground up approach to the update. Getting input from Planning Commissioners because they have a good sense of their community. GTC did a survey, met with Planning Commissioners. Asking for participation from this commission. Can participate in future discussions. Tina Allen: Represent WWT and GTC as a whole.

Group A: Protect Natural Resources, Open Space and Landscape: Discussion by commission: We have environmental sensitive areas in our twp. we will be addressing in the future.

Group B: Protect Agricultural and Rural Land: Discussion by commission: We have done a good bit on this, making adjustments for agri-tourism, creating opportunities. A lot of what we are doing is trying to provide more tools and loosen restrictions for our farmers. Would not want to see a county wide ordinance. We do not believe the county should be able to tell the townships what we can do. Agriculture is different in the different areas within the county. If protecting property rights is at the top you may be taking from the farmers' rights to survive. TC Chamber promotes professionals. We have sense enough to do out here what we need to do. We do not need outside interference, cooperation yes. Universal enforcement of broad guidelines is not here. We did have farm land preservation proposed in our twp, it went down handily. Freedom is the first "quality of life" value in the community.

Group C: Revise Development Standards: We have used surveys, open houses, door to door. This will not ever be a walkable community – we are rural. We have rules for sub communities, it is not something that we see actually happening. We are currently working on a MP. Adjustments to the ordinance are coming. Ten-fold growth is quite off base. We have been the door-mat for TC for so long and they are trying to control our area. There is no current business pressure here. I love this township the way it is, it is rural. We do have zoning and zoning has a good place. There are no values in sprawl development. In this twp it could grow, we want to keep our agricultural. A consistency we have heard from our people is to keep our commercial in the current boundaries. Meijer is going to change it all out here. Fast food restaurants are not allowed right now. Our corridor is high speed. We have the best of both worlds we are close to TC and we have our rural community atmosphere. All the chains will be coming, it will be coming. The corridor on M72 is our commercial currently. We are working on it. We are holding our ground the best we can. Our property values will increase. We do have a commercial area, defined area for it. Tina: Does the WWT ordinance support the kind of growth envisioned? Discussion: we like our area, don't come in and tell us what we are going to do.

Group D: Plan for Town Centers, Village Centers and High Density Areas: Discussion: It'd be nice to have a town center that has 'open space'. Not happening in this type of community.

Group E: Plan for Transportation, Infrastructure and Corridors: Discussion: We have water, we have natural gas coming in. Lack of cable and high speed internet, a major factor in property values. Sewer is not realistic in our community. There are defined areas where things can happen, keep it in TC. BATA is irrational in our community, not realistic for daily transportation. People come through here to get to other places. And people come here to enjoy the natural resources. The roads out here are in dire need of repairs done properly. We have boat launches that have roads getting to them in horrible shape, deters the people using the roads. A lot of attractions have horrible roads getting to them. We have open public lands.

Group F: Collaborating and Plan Together on Common Land Use Issues: Discussion: Are we going to be working with Acme to make this work or is it going to just end at Acme. GTC wants part of the 2% grant money from the Tribe and then share with everyone, don't buy that at all. It is our EMT that is there helping them. It is local for us. We all want to work with our neighbors; we do not want to be forced.

Group G: Plan for Housing: Discussion: We do not have entry level homes for housing, but we do not want the county telling us to do it or how. The larger the lot requirement the less affordable it is. Gotta start somewhere. The difference between a residential lot and acreage out here is not that much. We are discussing the smaller lots in the future.

Group H: Foster Economic Development: Discussion: Most people in our township who work, commute in TC direction. Home occupation is growing in our area.

Any further comments can be directed through Leslie or John. Everyone is invited to be part of the groups. There will be a calendar. There will be a County Planning Summit. Funding for this is part from grants but mostly "in-house", \$60,000 so far.

Reports:

Correspondence: None

ZA Report: Report. Outdoor lighting complaints, Cherryland has been contacted. Not in violation of ordinance.

TC-TALUS: Draft goals for their 10 year plan was established.

Township Board Rep, Boyd: Cleaning up storm damage. Volunteers are pulling together and getting it done.

Then going for a re-bid on the things that cannot be done.

Chair: Zakrajsek: Nothing

Old Business:

1. Camp/Campground Ordinance: Consideration and Recommendation to send proposed Ordinance, specifically Private Family and Commercial Campgrounds including where they would be allowed, definitions, uses, building and yard sizes, plot plans and additional conditions of special uses, to the County and then to the Board for to approval.

**Motion by Mangus to send to the County and then to the Board for to approval, seconded by Miller.
All in Favor. Motion carries 7-0**

2. Fences Discussion on fences in the village district. We do not find anything in any minutes.

Link: There was a question about lot lines

Zakrajsek: same in village as throughout township.

Dean: Property line uniqueness, at road front.

Mangus: It is a difficult mixture of buildings, homes and commercial.

Zakrajsek: A fence could go to the front property line? If there is a way to put up a 6 ft stockade fence?

Miller: keep it simple and safe, keep sight distances safe.

Boyd: is there an alternate, an appeal?

Meyers: Like what was done with the sign ordinance, could be dealt with as a provision to come in for a special permit. Bring the request to the PC.

Mangus: That works in different scenarios for property types.

Link: Commercial and Residential right next to each other should be okay.

Zakrajsek: Is there notification to the neighbors?

Miller: Invisible dog fences not included.

Dean: Problem with 37.62 D.

Zakrajsek: Can we take D right out? With the special provision added.

Dean: Special provision will cover the 50 ft from water when neighbors are in agreement.

Mangus: Village section will be the same as the Residential.

Meyers: Remove from the other section of the ordinance.

Boyd: If we agree can we move this forward now?

Meyers: Finalize a draft and clean the rest of it up for next time to then go to Public Hearing.

3. Master Plan: Discussion only. We need to get back to working on the Master Plan. January and February had 6 meetings working on it. March we had one. Several sections are completed. We are at cross-roads on the future land use, the most contentious at this point. We are writing a Master Plan Still to go: Roads and Natural Features. Do want to just end this here.

Miller: do not want to see this dropped again, we've spent too much time, we've got a lot of work into it.

Lyons: we have lot of time into it.

Boyd: Let's look at the last two and come back to the Future Land Use.

Zakrajsek: We are not all going to agree, our responsibility is to see this through, we need to come to a consensus even if we do not all agree.

Boyd: We can call for a vote or call for a consensus and move forward.

Mangus: Getting input on the two sticking points is important. Designate specific meetings for specific topics and publish it, let the people know.

Zakrajsek: I, too, feel that we will get the information out at public hearing.

Link: Over 50% in the survey wanted the 5 acres.

Dean: 50 foot size lot people telling acreage people what they can do. We are talking about lifting restrictions on your neighbor. We are not hearing from the people who were impacted.

Zakrajsek: That is what we have to take into consideration and then take it to Public Hearing.

Miller: The last time we thought we had and found we weren't even in the ball park.

Mangus: The notice of public hearing needs to have bold, large letters letting people know what is coming.

Boyd: We need to get the last two issues done and then move back to the future land use.

Mangus: Let people know that their input is being sought.

Zakrajsek: Putting the Master Plan back on the agenda.

Link: I think we were making great headway and now we are going to put it off? Doesn't make sense.

Boyd: Someone is NOT going to like it

Mangus: Find a middle ground, a compromise. Get more information out.

Continuing Education: None

Public Comment:

John Mater: 302 Island View Dr., TC: 45 – 50% of the twp is public lands. The 5 acres helps preserve the rural character. 75% south of M72 is state land. Compromise would be need to be addressed.

6204 Elk Lake Rd. Point out the fact that there was an agreement on how the M72 corridor was going to be handled. The round about was not included.

Vaughn Harshfield: You guys came together for the community with the GTC. You are never going to all agree. I understand the issues you guys have. Go back to the survey and address the issues in it. Look at the people's input. Look at their comments. Then we can sweep the floor with the people who do not agree.

Cheryl Walton: Surveys do not determine property rights. It's nice to hear but it is a "mobocracy" when you let a majority rule who want to impose restrictions on other people's property. Majority of the people wanting heroin sales, we wouldn't say yes. We have to start with property rights.

Motion to adjourn at 9:15 p.m. by Boyd, seconded by Lyons, MOTION CARRIED.

Tabled Items: Non-conformities; Permitted and Special Uses; Camp Site Plan Request; Essential Services