

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
May 1, 2019

Call to Order at 7:00 p.m.

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

Absent: Jacobson

Also in attendance: Recording Secretary MacLean, Zoning Administrator Wolf + 2 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: None.

Public Hearing: None

Approval of Minutes:

MOTION to approve April 3, 2019, Regular Meeting Minutes by Dean, second by Lawson as adjusted. All in favor.
Motion carried.

Correspondence: Mr. John King asking about “dark skies”. Discussion regarding lights. Most of the tenets of the “dark sky” are in place. Letter from Acme Twp. regarding Master Plan review.

Reports:

Zoning Administrator Report, Wolf: Reminder to turn in your event barn survey.

Amendments 73 and 74 – are those complete? Board needs to get them on their agenda.

Went through the environmentally sensitive ordinance (Unfinished business).

Article 11, RC District (unfinished business)

Five year master plan review (unfinished business)

Chair’s Report, Mangus: None.

Township Board Rep., Lawson: The board has had discussion about Amendments 73 & 74. The discussion was to have that on the June agenda. Clerk is getting more information on the recodification.

ZBA Representative, Hooper: Did have a meeting in April with two requests. One was turned down. They wanted to save trees by encroaching in the side-yard set-back. One was approved to update an already non-conforming structure.

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Article 11, RC District, 5 acre minimum discussion: Missing a publication from 1988. Will try to locate it through historical data available at the Traverse City public library.
2. Update on stand-alone storage buildings text amendment. Mangus has come up with some proposed language. Discussion of proposed language. Are there non-buildable parcels anywhere? There should not be. Want to be sure to make things clear for the Board’s review. Mangus notes that there are multiple instances of approved stand-alone structures in the township. Wolf has sample language from a couple other townships. We are trying to resolve some of the issues. Render notes that the board seems to be very anti-stand-alone storage. We can show them how it can work out. The most popular stated problem is that it will become a dwelling. Afraid of the very few that would ruin it for the many. What do we need to do to address these problems? We are trying to clarify. Present verbiage and rationale to the board. Most subdivisions and condominium sites already have rules that address it. We have a lot of large parcels of land in R1, R2 and R3.
Use a graduated chart for building sizes.
Consensus on stand-alone storage building verbiage.
Discussion of rationale to present to the board. Addressing as a common sense approach. From a legal standpoint it appears the precedent has been set where the ZBA has already approved multiple stand-alone storage buildings. Will bring this back in June for finalization to be presented to the board.
3. Review Environmentally Sensitive Ordinance #27. Discussion: Wolf passed out information on language of Ordinance #27. The DEQ does not make comments on township ordinances. It has not been enforced in the township in the past.
4. Five year master plan review checklist. Will need to look into maps and charts; 2020 census will be available; controlled development vs. no development at all; include public input in the appendix; zoning plan is necessary per the Planning Enabling Act. Discussion of changes in zoning districts, land use classifications, etc.? Consensus is no.

New Business:

1. None.

Next Regular Meeting June 5, 2019, Agenda items: Stand-alone buildings; Ordinance #27; master plan review; R11 - 5 acre minimum zoning.

Public Comment: Ron Bachi, 6987 Cook Rd., as a private citizen: on the stand alone structure someone wants to build a home but currently can only afford to build a storage building. It is a matter of fairness. I don't believe anyone should have rights on their property that others are not allowed.

Also, many people have been talking about HB4362 regarding inland lakes use. Recommend people contact the representatives. That would mean no evening fishing, kayaking, etc.

Commission Discussion/Comments: None.

Continuing Education: Discussion of Robert's Rules of Order. (postpone)

Adjournment: 9:09 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary