

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
May 2, 2018

Call to Order at 7:01 p.m.

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

Absent: Jacobson

Also in attendance: Recording Secretary MacLean + 15 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest:

Public Comment:

Bob Campbell 8886 Skegemog Pt. Rd., Williamsburg. Bob is on the Elk Skegemog Lake Association (ESLA) Board. General comment regarding the planning ordinance. Cares about our lakes, rivers and streams. We are stewards and we need to protect our resources. Water frontage is supposed to have natural green belts. People are scalping shoreline lots to accommodate walk out basements. Whitewater is not enforcing the ordinance.

As an ELSA representative Bob asks the township to heed the wise words of the ordinance. Mangus notes that Whitewater Township's ordinance regarding greenbelts has applied to the Boardman River, only. Bob states that it was enforced when he built his home. This has a big effect on the lakes.

Sue McCraven, 9435 Fairview, Williamsburg, supporting what Bob Campbell said. Sue is also on the ESLA Board. States that it is disheartening to see homes go in where they clear cut the trees. Encourage Whitewater Township to be more strict, we need greenbelts we need our trees, this township is seriously lax in new lakeshore construction.

Bob Kingon, 10202 Elk Lake Dr., is also on the ESLA Board. From an ESLA point of view would like you to consider a 3 person sub-committee to develop the greenbelt, allowing those interested to participate.

Bob Reider: 9435 Fairview, Williamsburg, support what Bob Kingon said and would like to see a sub-committee.

Public Hearing: Amendment #74 – Revision of Article 6, Residential R1

- a. Open public hearing at 7:18 p.m.
- b. Attendance sheet. Please sign in.
- c. Date of publication – April 15, 2018, in the Traverse City Record Eagle
- d. Purpose: Revision of Article 6, Residential R1, includes all waterfront properties.
- e. Presentations - None.
- f. Written comments: One written comment from Heather Smith of the Watershed Center Grand Traverse Bay:

Dear Planning Commissioners,

I am writing to comment on the proposed amendments to Article VI of Whitewater Township's Zoning Ordinance scheduled for public hearing on May 2, 2018. The Watershed Center advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. Although proposed Zoning Ordinance Amendment #74 appears to remove current provisions of Section 6.13, which mandates a vegetative strip along the Boardman River and its tributaries, we understand that these provisions will be added to Article XIV at a later time.

We are strong supporters of vegetated riparian buffers as they provide flood control and allow runoff to infiltrate before washing into waterbodies. Ensuring that shorelines are vegetated with native and deep-rooted trees, shrubs, and grasses ensures that shorelines are stabilized, fish and wildlife habitats are protected, and nearshore waters are cooled.

Because the Boardman River is a Department of Natural Resources designated Natural River, there are state mandated protections for the North Branch of the Boardman River that flows through Whitewater Township. We support retaining vegetated riparian buffer provisions to ensure that all zoning districts require compliance with the Natural River District Zoning Rules. We also support extending this provision to all shorelines within the township to ensure they have the same level of protection as the North Branch of the Boardman River.

Please let us know if we can be a resource in pursuits of protective ordinances related to water quality. Thank you for your consideration.

Best,
Heather Smith
Grand Traverse BAYKEEPER®
The Watershed Center Grand Traverse Bay
hsmith@gtbay.org
231.935.1514 x 3

- g. Public Comment: Against: None.

Public Comment: In Favor: None

Public Comment: Anyone wishing to comment who has not already commented: None.

- h. Close public hearing on Amendment #74 at 7:19 p.m.

Public Hearing: Amendment #75 – New Article 6.13, Accessory Dwelling Units (ADU) and Article 3 – definition

- a. Open public hearing at 7:21 p.m.
- b. Attendance sheet. Please sign in.
- c. Date of publication – April 15, 2018, in the Traverse City Record Eagle
- d. Purpose: New Article 6.13, Accessory Dwelling Units (ADU) and Article 3 – definition. A provision for ADU's in our residential districts with standards. Adding a definition to Article 3.
Read through of the Article by Mangus.
- e. Presentations - None
- f. Written comments: As of 5/2/2018 there were no written comments.
- g. Public Comment: Against: None.
Public Comment: In Favor: None
Public Comment: Anyone wishing to comment who has not already commented: None.
- h. Close public hearing on Amendment #75 at 7:24 p.m.

Public Hearing: Amendment #76 – New Article 37, Event Barns, Article 3 – definition, and links Article 10, AG and Article 11, RC.

- a. Open public hearing at 7:25 p.m.
- b. Attendance sheet. Please sign in.
- c. Date of publication – April 15, 2018, in the Traverse City Record Eagle
- d. Purpose: New Article 37, Event Barns, Article 3 – definition, and links Article 10, AG and Article 11, RC.
Established standards and guidelines for Event Barns.
- e. Presentations - None
- f. Written comments: As of 5/1/2018 as notice from the zoning administrator and a letter in favor.
- g. Public Comment: Against: None.
Public Comment: In Favor: Dusty Christenson, 830 Cottage View Drive, Mansfield Land Use Consultants, representing the Williamses. Over the course of the meetings attended I see this (event barns) is something the township can use to keep larger tracts of land in tact. Hoping the language approved as presented.
Public Comment: Anyone wishing to comment who has not already commented: None.
- h. Close public hearing on Amendment #76 at 7:28 p.m.

PC Discussion: #74

Recommend a motion to forward (with changes) to the Board for approval.

Motion by Savage, second by Lawson to send Amendment #74, Article 6, Residential 1, as presented to the Board for approval.

Discussion: None

Roll call vote: Dean-Yes; Hooper-Yes; Jacobson-NA; Lawson-Yes; Mangus-Yes; Render-Yes; Savage-Yes

Motion carried to send Amendment #74, Article 6, Residential 1, as presented to the Board for approval.

PC Discussion: #75

Recommend a motion to forward (with changes) to the Board for approval.

Motion by Hooper, second by Render to send Amendment #75, New Article 6.13, Accessory Dwelling Units (ADU) and Article 3 – definition, as presented to the Board for approval.

Discussion: None

Roll call vote: Hooper-Yes; Jacobson-NA; Lawson-Yes; Mangus-Yes; Render-Yes; Savage-Yes; Dean-Yes

Motion carried to send Amendment #75, New Article 6.13, Accessory Dwelling Units (ADU) and Article 3 – definition.

PC Discussion: #76

Per ZA notice, Savage notes: There are 66 parcels of land in our township that are large enough to qualify to be an event barn. I don't think Whitewater Township could handle 66. Need to put something in there to protect the citizens, to place some sort of limitation. Hooper notes that a special use permit would eliminate it. It is a very large undertaking. Mangus notes that we can put a limit on at a future date. The nature of the event barn makes it very self-regulating as far as a number of event barns going in.

Recommend a motion to forward to the Board for approval.

Motion by Dean, second by Lawson to send Amendment #76, New Article 37, Event Barns, Article 3 – definition, and links Article 10, AG and Article 11, RC. as presented to the Board for approval.

Discussion: None

Roll call vote: Jacobson-NA; Lawson-Yes; Mangus-Yes; Render-Yes; Savage-Yes; Dean-Yes; Hooper-Yes

Motion carried to send Amendment #76, New Article 37, Event Barns, Article 3 – definition, and links Article 10, AG and Article 11, RC to the township board.

Approval of Minutes:

Motion to approve April 4, 2018, Regular Meeting Minutes by Dean, second by Savage. All in favor. Motion carried.

Correspondence: Carol Williams letter regarding Article 76.

Reports:

Zoning Administrator Report, Habedank: NA.

Chair's Report, Mangus: Hopefully the board will see these amendments all together.

Township Board Rep., Lawson: The Board did make an offer to hire a Fire Chief, awaiting his response. Department transition has gone / is going well. One person, the chief, will be on salary, the rest will be volunteer members.

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Memo to the Township Board on rationale for approved amendments, to be included with the amendments and recommend they read through the rationale before the amendments. Mention the large tracts of land being kept in-tact. Include a brief cover letter. Include a rationale of Amendment #73.
The concerns mentioned during the public comment were about what is addressed in Amendment 73 that has been sent to the Township Board for approval. Waterfront was part of Article 6 and has been moved to Article 14 as part of Amendment 73.

Commission members would like to have Habedank at the meetings as much as possible, every month, at least every other month. His input is invaluable. It would be good to get the Zoning Administrator's report each month as presented to the Board.

Is there anything we can do to facilitate these with the Board? Mangus went to the Board meeting trying to give input and explanation. It was a very busy meeting. Amendment #73 will make more sense with Amendments #74 and #75.

Fences are a common question for the ZA, as are ADUs.

ADUs (with the provisions) are a common need in our township.

Recommend that PC members attend the next meeting or have a joint meeting of the Board and the PC, possibly May 22.

If the board is going to shoot everything back to us it makes it very difficult.

A lot of the coming items of issue are mostly that things were not noticed properly.

Motion by Lawson, second by Dean, to have the chair prepare a rationale to send to the board with the approved amendments. All in favor. Motion carried.

2. Article 37 – Stand Alone Storage Buildings, adjustments made per our last meeting. Complete Ag and Article 37 together because they are so entwined. Consensus to move to public hearing at the next public hearing.
3. Article 10 – Farming standards and AG dumps. Discussion of the referencing of Article 37 throughout the ordinance regarding farming.

New Business:

1. Article 37, Animals – 1st review-postpone (Mickey will put this together for next month)
2. Article 37, balance of text – 1st review: Discussion: 37.10 Temporary Buildings and Uses, read through. Concerns discussed regarding C, Performance Guarantee.

Next Regular Meeting June 6, 2018.
Agenda: Farming, animals, Article 37

Public Comment: None.

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 9:16 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary