

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
In-person and via ZOOM  
May 5, 2021

Call to Order at 7:11 p.m.

Roll Call: In person: Dean, Jacobson, Mangus, Wroubel  
No Board Representative or ZBA Representative available

Also in attendance: Zoning Administrator, Hall and Recording Secretary MacLean

Set / Adjust Agenda: Move the Grobbel Master Plan presentation before Old Business

Declaration of Conflict of Interest: None.

Public Comment: None

Public Hearing: None

Approval of Minutes:

MOTION by Dean, second by Jacobson to approve April 7, 2021, Meeting Minutes.

Roll call: Dean-yes; Jacobson-yes; Mangus-yes; Wroubel-yes; All in favor. Motion carried.

MOTION by Dean, second by Jacobson to approve April 22, 2021, Special Meeting Minutes.

Roll call: Jacobson-yes; Mangus-yes; Wroubel-yes; Dean-yes. All in favor. Motion carried.

Correspondence: Linda Slopsema (add to next month's packet)

Reports:

*Zoning Administrator Report, Hall:* Report in the 5/11 board packet. Receiving lots of calls inquiring of the zoning of land, RV Parks, real estate questions and more.

Whitewater Township is ripe for development. Planned growth is necessary. Water is being looked at to get to Grand Traverse Plastics on Moore Road and possibly further throughout the 'burg.

Receiving calls from realtors regarding short term rentals.

*Chair's Report, Mangus:* Will send you a link to an article for next month regarding marihuana facilities and building codes. Look at Ag buildings with industrial standards. Does Grand Traverse County have a code to use for a standard?

*Township Board Rep.,* Not Available

*ZBA Representative,* Not Available

*Committee Reports:* None.

*Additional Items:* None.

Unfinished Business:

1. Master Plan Presentation by Chris Grobbel.

Questions: What is the general cost to have an outside source do the update? Depending on what would be done it could be \$8,000 to \$10,000 to \$25,000. Grobbel has a "Not to exceed... contract" and then month to month for continued update services.

In the current plan Grand Traverse County should have let the PC know that things were missing.

Have to have very good public input and communication via surveys, outreach sessions and open-house meetings. "Picnic table summit" bringing people together in an informal setting.

Survey: It seems with a survey that wwners of a small percent of the land tells the owners of the majority of the land what they can do with their land.

Some people will not speak even if they show up at a meeting.

We have a lot of people who do not want the township to change.

It is important for the PC to educate the people.

Mandated to plan 20 years down the road.

People will be working on-line from home more. Broadband and infrastructure will need to be addressed.

There are things that are required that are not in our current Master Plan.

PC does the leg work and the Board approves.

Recodification of the zoning ordinance is in process. Board has met with the company that has presented the first run through.

STR, water quality, working from home, accessory dwelling units are things that are really hot topics throughout the region.

Infrastructure definitely needs to be addressed.

Will need to discuss the available options. Would like to possibly use a consultant and do some in house.

They (Grobbel's organization) have some standard type surveys.

The PC has a good rep with the public now. We need to address this now.

2. Updated marihuana zoning ordinance regulations: Update did not come back from the attorney yet. Attorney was given the draft on the 29<sup>th</sup>.

#### New Business

1. Master Plan Review: What direction do we want to go? This gentleman knows his business. Would be a great asset. We can steer the project. Grobbel would do the work and the PC would advise. He would come up with a skeleton plan and then decide on public input. Analysis / build out information could be very beneficial. Check the budget. Does it have to go out for bid? Move forward with assistance.

**MOTION** by Wroubel, second by Jacobson to authorize Zoning Administrator Hall to contact the Board to find out about the steps needed to proceed to be able to work with a company to help with the Master Plan review and to set up a consult for Master Plan review.

Roll call: Mangus-yes; Wroubel-yes; Dean-yes; Jacobson-yes. All in favor. Motion carried.

Next Regular Meeting is scheduled for June 2, 2021.

Agenda: Master Plan Review; Marihuana ordinances

Tabled items: RC District review and Event Barns review

Public Comment: Vaughn Harshfield, 4404 Broomhead. Glad you are going to work with the professional. Yes, the atmosphere in the township has changed. You have won confidence. Compliments!

Vern Gutknecht, 6880 Bunkerhill Rd., sincerely agree with the comment that the PC has gained respect. I see that the PC is having open and honest discussion that supports transparency. You guys are doing a great job!

Commission Discussion/Comments: none.

Continuing Education: The whole MP presentation was education!

Adjournment: 9:05 p.m.

Respectfully Submitted  
Lois MacLean,  
Recording Secretary