

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
May 6, 2015

Call to Order at 7:00 p.m.

Roll Call: Dean, Hooper, Lawson, Link, Lyons, Mangus, Miller

Absent: None

Also in attendance: Recording Secretary, MacLean

Declaration of Conflict of Interest None.

Public Comment: None

Public Hearing: None

Approval of Minutes: April 1, 2015, Will change to indicate it is our goal of having a public hearing in August.
Regular Meeting Minutes: Motion to approve by Lawson as corrected, second by Lyons. All in favor. Motion carried.

Correspondence: None

Reports:

Zoning Administrator Report, Popp: Keeping busy in the ZA office.

Chair's Report, Link: None

Township Board Representative, Lawson: Josh Vey has been offered the ZA job part time pending passing tests and background checks. Board has been discussing fee schedules and it may be coming to the PC in the future.

Sent notification for the Master Plan and a list of the addresses. Mangus: needs to add to the list MDOT-TSC.

ZBA Representative, Lyons: Meeting in April. Granted a land split. The second case is pending on a property that has two houses on one lot.

Committee Reports: None

Additional Items:

Old Business

1. Letter – Notice of Plan to the business / governing entities (Ron). The Draft Plan needs to be on the web. Clerk indicates there can be a banner on the website on the PC page and on the home page. Banner “master plan draft is complete” and then point to the June 3 open house and include a link. Counter? Blind email – comment box? (Mickey) Comments to the ZA email. Can set up an email specifically for these comments MasterPlanComments@gmail.com. (Ron) Brad has set up WhitewatertownshipPC@gmail.com.

Plan Open House June 3, 2015, 6-8 p.m. with regular meeting to follow from 8 – 9. Samples via Pat Miller: 3x5 postcard. Vista Print or local service. Full color? vs. B&W. Property owner and registered voter lists available de-duped through the Supervisor. Print peel and stick labels, PC members can get them ready to go out in 2.5 weeks. Large future land use map for the easel – same as the one in the Draft Master Plan, if it is possible to get from the county. Lawson is in charge of the map. Will print a dozen 11x17's and will get the poster size map if possible.

Discussion of postcard – point them to the website. Pat and Brad will finalize. Purchase Order not to exceed \$____. Let Clerk know the approximate amount of postage that will be needed. Three or four picnic tables from the park (Ron). Cookies (Matt) Water (Kim)

New Business:

1. Verification of Zoning Ordinance –Review the draft zoning ordinance. PC was presented with the 1973 zoning ordinance - what was on the website along with the verification of the amendments. Discussion. The township needs to have a working certified ordinance as soon as possible. Starting from scratch is very lengthy and pricey. Verification is what this first step is all about. Vet the ordinance. The idea is to get as close to possible a good reconciled ordinance then to go through the ordinance and hit the individual issues that are found in the process of verification. Getting organized in the process of doing this. What is the amendment approval

process? Legal opinion bundle amendments several in one public hearing. Legal opinion is to adopt the draft the way it is and then address the amendments one by one. What is presented today is what the previous ZA and the Supervisor came up with what they thought was the most accurate. A working copy needs to be adopted. Going through it because we don't need to reinvent the wheel and we can get a good idea of what needs to be addressed in the future. Vetting of the ZO is very important to the ZA. Is it going to take a year to just vet the ZO? The ZO is 37 articles and 24 of the 67 amendments are in the book. Hooper suggests going with the legal opinion of approving / adopting it the way it stands and then work through it step by step. Gives the ZA an immediate working copy. Previous research has been done on the most needed sections. Motion by Lawson to start the adoption process of the 37 articles as it is as the working copy of the Zoning Ordinance, second by Mangus. Discussion: Explanation of Denny Habedank's process of compiling and verifying the ZO. Habedank got through 15 of the 67 amendments. It has not been a clean process. Regarding the legal opinion, "grandfathering", research will continue to have to be done. At some point someone will be going through all of the ZO and the amendments. Do a quick read through, as a compromise, and do it in a shorter amount of time, 3 to 5 months. Significant legal and professional input is going to be needed. Brad sees we may need to hire a planner that writes zoning ordinances. It will take time. All 67 amendments have record of legal publishing and voting and newspaper article published. We have to make sure the language of the amendment is included in the article. Sub contract to clean the document, maybe. Leave it up to the board to decide if they want a clean certifiable and hire that work out. Brad would like one meeting to prioritize and one to fix. Lawson withdraws the motion from the floor.

Could we get an estimate on getting the ordinance put together? Hire a planner to do it, hired in or subcontracted out. It really is a maintenance problem of the Board. Is it the best use of the PC's time to do the verification maintenance work or to work on the zoning ordinance itself? (Lawson will take to Board)

The new ZA needs a clean document to work with. An extra meeting in May is more do-able than June or July. "address before rapid approval" or address after.

Meeting May 20, 7 pm (Ron will have Cheryl notice it). Let Brad know anything you would like to address.

2. Assign Article 6-12 for homework. - postponed
3. Next Regular meeting June 3, 2015

Public Comment: None

Commission Discussion/Comments:

Adjournment: 10:21 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary