

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
June 1, 2016

Call to Order at 7:00 p.m.

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

Absent: Dean

Also in attendance: Recording Secretary MacLean, ZA Vey

Set / Adjust Agenda: Move New Business 1, Site Plan before Unfinished Business

Declaration of Conflict of Interest: None

Public Comment: None.

Public Hearing: None.

Approval of Minutes:

Motion to approve May 4, 2016, Regular Meeting Minutes by Lyons, second by Hooper. All in favor. Motion carried.

Correspondence / Reports:

Zoning Administrator Report, Vey: Report: 7 permits in the month of May. Two ZBA hearings coming up on the 23rd of June – both for side yard setbacks.

Chair's Report, Link: None

Township Board Representative, Lawson: Spoke with the board regarding the fire codes.

ZBA Representative, Lyons: No meetings.

Unfinished Business

1. Private Road Article: General Ordinance 32. Discussion: Currently we have graduated requirements. Definitions. Private drive vs. Private road. Do we want to go with the State definitions? "Buyer beware." Read through Article 2.10 of the ZO. County approves drives. Property values: pluses and minuses. Private road/drives are upgraded by the owners of the roads. Road maintenance agreements can be advised vs. mandated / required – to what standard? It is between the owners not the township. Who is going to enforce it? Keep the township out. Keep the township out of a liability issue. Special Assessment districts can be set up. PA118. Road Maintenance as part of the deed – no specifications. Subdivision design standards. Where is the cut-off between a drive, road and subdivision? Subdivision vs. land split vs. platted development. Possible definition: Private road in a subdivision anything less than that is a private drive. Subdivisions can have specific standards imposed for approval during review process. Responsibility to make people aware but not necessarily mandate. Self regulating. Zoning requirements inhibit growth in our township. Can put in a larger easement. Don't want to price or regulate ourselves out of growth. Road maintenance agreement requirement, as basic or as complicated as the owners want. Particular development with particular road regulations. What planning does the township need to do and what planning is left up to the land owner.

International Fire Code (IFC): Apparatus access roads; dimensions; promote fire safety. Conflicts with the township road ordinance. Minimum surface to be maintained. Recommendation and notification of the recommended standards.

Road vs. Drive

Rural Fire Department (RFD) inspects

2. Recodification of Zoning Ordinance: Postponed

New Business:

1. Site Plan: Hidden Pines, Discussion: Project was initiated several years ago. Work stopped. There are roads and sites planned out, no lots recorded. The question is: Where do the potential buyers start with the project? It is a

special use permit, which is under the PC jurisdiction. There was no final approval previously.

Tentative/Preliminary approval was granted by the Board previously.

Subdivision / Condominium. There have been some changes in the Ordinances.

PC makes a recommendation to the Board.

What items are missing from the original process that was not completed?

Would like the ZA to get documentation / confirmation from the various County departments.

ZA at that time and may be able to share information.

Applicant needs to provide proof that the conditions have been met.

Jason Stone: 4701 Vinton Rd., Williamsburg, (potential) purchaser. Has anyone had an opportunity to read the Board minutes (page 1101)? Does anyone see any problems with what they see of what was originally approved?

The paperwork process was not completed but the road construction was complete. Permit was never approved.

There were a lot of approvals "subject to conditions . . ."

Fire Chief has been out doing site surveys last week.

A lot of the site work has been completed.

PC must do due diligence and go back and re-look at it even though it may seem redundant.

Need current approvals.

The ZA will double check everything with changes in ZO. The potential purchaser to get the approval letters from the various county departments. Get the completed check list. Is this considered a Special Use? Will it require a Public Hearing? Review site plan approval process.

Stone: Does the PC see any major hurdles that jump out at you? No. It looks like it is just a paperwork follow-up/review.

2. Next regular meeting, July 6, 2016

Public Comment: None

Commission Discussion/Comments:

Continuing Education:

Adjournment: 9:25p.m.

Respectfully Submitted
Lois MacLean, Recording Secretary