

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
In-person and via ZOOM
June 2, 2021

Call to Order at 7:00 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: Site Plan Review before Unfinished Business

Declaration of Conflict of Interest: None.

Public Comment:

Linda Slopsema, 9693 MB Rd.: Addressing PC and Fire Chief Flynn. Continuing education as included in the packet. Various questions to be addressed by the township, fire department and planning commission. There is a lot to consider.
Renee Savage, 9833 Pineneedle Lane: second Linda's points. Environmental impacts need to be addressed.
Kim Elliott, 7692 Crisp Rd.: Love the area. Previously sent a letter. Concern about how fast this is moving and the quantities of licenses. Slow down. Township voted no a few years ago.

Public Hearing: None

Approval of Minutes:

MOTION by Dean, second by Jacobson to approve May 5, 2021, Meeting Minutes.

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

Correspondence: Linda Slopsema from April.

Reports:

Zoning Administrator Report, Hall: Working to get a report to the board highlighting what the PC has been working on. Observations passed on to the Board regarding Short Term Rentals and gravel mines. Getting inquiries about the M72 corridor. Have interest in a storage unit development. Building activity is up.

Chair's Report, Mangus: Have called GT County construction code with no return calls. GT County does have evaluation guidelines for marihuana standards. Looking to get more detailed information. Marihuana grow and processing waste water is not supposed to go into septic systems.

Township Board Rep., Not Available

ZBA Representative,: Not Available

Committee Reports: None.

Additional Items: None.

Unfinished Business:

1. Discussion regarding error in approved minutes of April 22, 2021. Statement correction: *The approved minutes indicate that the state standard is 500'. The state recommends 1000' from a school, religious facility or park. The township board opted to lower it to 500'.*

2. Zoning Ordinance Amendments regarding Marihuana as it was sent to the attorney. The attorney has reviewed, included the changes and it is ready for review. Hall will send the cover letter and the reviewed amendments to the commissioners.
Is there a preference to change the number of feet from a school or church? PC consensus to use the state 1000' standard and let the Board know that the PC recommends using the state standard.
We will be going through the attorney notes as part of the next regular meeting.
Home and facility on the same property is addressed in the attorney notes.

The PC will be blamed for moving too slow and for moving too fast. The PC will be blamed for being too lenient and for being too restrictive. We are the implementers. Recommend the public take their information to the

board also.

Comments: Kim Elliott: Appreciate that you are all listening to the public. Why is this even being discussed when a vote is coming up in eight weeks? Why are we paying attorney fees? We voted on this. How did we get to this point? This isn't just going to go away.

Mangus notes that the August ballot initiative only addresses recreational marihuana. The PC is working at the direction of the Board.

Renee Savage: Appreciate that the PC is keeping this civilized for our township. Concerned about the environmental impact. Who did the research and where did they get the information? You are our last stand. The Board is not listening.

Linda Slopsema: Appreciate the PC listening. I know 65 pages is a lot of information for continuing education. These are well written, detailed documents. 300 permits is a lot in a small area.

Concerned that the meeting minutes cannot be corrected. People review the minutes. A permanent record needs to be addressed.

Mangus: Find out if we can at least reference the June meeting minutes in the approved minutes of April 22.

ZA Hall indicates that the approved minutes are approved. Approved minutes cannot be corrected.

PC would like something like "See June 2, 2021, minutes regarding correction of fact." on the website with the minutes of April 22.

MOTION by Dean, second by Jacobson to add a notation referencing the June minutes with the April 22, 2021, minutes regarding the factual error.

Roll call: Jacobson-yes; Mangus-yes; Wroubel-no; Dean-yes. Motion carried.

ZA Hall, note of caution, even when additional information is received, once the decision is made, the decision is made.

3. Review of Township attorney's report of Marihuana zoning ordinance – No review, not available.
4. Master Plan consultant: ZA Hall: Spoke with Supervisor Popp. Projects need to be bid out at a certain dollar amount. Discussion: The PC has a specific budget. Need to contact the board to ask to waive the bid process. Although it was not formally sent out for a bid it was sent out via the ZA to get input, three responded and we chose one. Explain it to the Board and let them know that it is our recommendation to use our budget funds for this. The Master Plan (MP) requires some mandatory information that is not in our current plan. Hall and Mangus will communicate with the Board at their June 8 meeting. If it is approved we will get Grobbel the information and get him on the agenda as soon as possible.
5. Review / Prioritize tabled items: RC District review, we were working on a survey before covid hit. RC district is half of the land and a small percentage of the number of people of the township. The board's request was that the PC provide pros and cons. The five acre question was presented to the attorney. The summary of the summary from the attorney said that it has been in place for so long that it would likely hold up in court. The Event Barns item has been going on for a long time. Currently Event Barns are allowed in the Commercial District – we have addressed that. We need to address the specifics and standards. It is a gap in the ordinance. These items can be discussed during the MP review process. Consensus to get the public input during the MP review on both the Event Barns and the RC District. We can look at build outs to see the impact each of these items would have on the township. **MOTION** by Jacobson, second by Dean to move RC District review and event barns into the Master Plan review process. Roll call: Mangus-yes; Wroubel-yes; Dean-yes; Jacobson-yes. All in favor. Motion carried.

New Business (addressed before Unfinished Business)

1. Grand Traverse Plastics (GTP) Site Plan Review: Applicant requests to expand an existing use. Applicant proposes to expand an existing structure on parcel 28-13-004-012-32 by 25,506 sq. feet. GTP parcels: 28-13-004-012-32, 28-13-004-12-22 and 28-13-004-12-11 in the Industrial District John Asselin from AMAG, LLC GTP owns three industrial use buildings. This is a request for an expansion on one of them. Dean finds that it is a complete set of plans, pretty straight forward and sees that it should be approved.

Wroubel feels it should be approved.

Jacobson feels it straight forward and should be approved.

Elliott, from the audience, notes how neat they keep the business. Kudos.

ZA Hall: We had pre application meetings. Staff report included in the packet. This will have to go to the fire department for their site plan review.

Findings of fact: Whereas, based on the blue print and the ZA report the PC finds no issues with zoning standards. Whereas, this is an expansion of an existing business with a respected track record.

MOTION by Wroubel, second by Jacobson to approve the site plan based on the stated findings of fact. Whereas, based on the blue print and Zoning Administrator's report the Planning Commission finds no issues with zoning standards. Whereas, this is an expansion of an existing business with a respected track record.

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

Public Comment:

Kim Elliott: Recreational marihuana is what is up for vote. The township had previously opted out. Ask for public input.

Mangus notes: The Board officially adopts the amendment after the PC comes up with the zoning ordinance amendment.

The number of licenses was decided by the Board. A referendum would need to be done separately on the zoning ordinance amendment approval. Elliott: Why wouldn't you wait a few days for the vote in August.

Vern Gutknecht, 6801 Bunkerhill Rd.: Bids and quotes are required. Grobbel is excellent for the MP work. Appreciate you and your role in the township. Government official issues and self-serving interest.

Rod Rebants, 648 Island View Dr.: Enlightening meeting. Happy to see the GTP plan go through. Grobbel has a stellar reputation and is good to work with on the MP review. Five acre discussion and the Island Lake area. Offering a guided tour of Woodland Trail, development on Supply Road.

Continuing Education: Information in packet.

Commission Discussion/Comments: None.

Next Regular Meeting is scheduled for July 7, 2021.

Agenda: Master Plan Review; Marihuana zoning ordinance amendments

Adjournment: 8:53 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary