

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
June 5, 2019

Call to Order at 7:03 p.m.

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

Absent: Lawson

Also in attendance: Recording Secretary MacLean, Zoning Administrator Wolf + 5 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: Renee Savage 9833 Pineneedle Lane, Williamsburg, Michigan, is of the opinion that storage sheds/buildings need to be regulated but if people have the property acreage and they want to put up a storage building they should be allowed. We cannot in our subdivision due to regulations but if I find a piece of property in a rural area, surrounded by farm land and I wanted to put up a pretty little barn we should be allowed to do that.

Angela Barnes 863 Burtell Lane, Traverse City, Michigan, owns property on Wheeler Pines and feels the same as the previous comment, storage buildings should be allowed.

Glenn Savage, 9833 Pineneedle Lane, Williamsburg, as a private citizen, if a person has acreage in this township and they want to put a shed or a storage building on it, it should be their legal right to do so. If the property owner needs to store items, how else can they keep them safe from theft and protected from the weather. Are we going to take their right to do that? As a private citizen, I don't think we should be doing that.

Public Hearing: None

Approval of Minutes:

MOTION to approve May 1, 2019, Regular Meeting Minutes by Savage, second by Render. All in favor.
Motion carried.

Correspondence: None.

Reports:

Zoning Administrator Report, Wolf: Announced she has accepted a position at Acme Township. Will help with transition of new ZA.

Chair's Report, Mangus: The site condominium was approved by the board. Wolf has given us a good starting point for addressing the site condominium ordinance and specific steps that will be addressed in the future.

Township Board Rep., Lawson: NA.

ZBA Representative, Hooper: No meetings in May.

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Update on stand-alone storage buildings text amendment: Mangus supplied the text of the ordinance to be reviewed.

Read through and discussion:

Savage notes that the number of <100 sq. ft. sheds that can be on one parcel may need to be addressed. *

Render notes that moveable / non-permanent structures sheds would be allowed within the set-backs. **

Render inquires that the size is referencing the foot print. ***

Dean inquires on the sale of the property after an Ag building is put up but is not used as Ag after the sale. ****

Read through of the rationale.

Wolf: Is there any concern of the Ag district being broken up into small lots with stand-a-lone storage buildings?

There is a limit to the number of splits a property can do.

* This will alleviate someone putting an unlimited number of sheds on one parcel. Suggestion: combined square footage not to exceed the amount allowed, however any more than one would require site plan review with ZA and PC. The township requires a land use permit for any structure and a building permit for any structure at 120 sq.ft and over.

** Storage buildings must meet set-backs

*** Structure foot print, so it could be more than one story high

**** Cannot really control

The ZA receives at least one call per week inquiring about stand-alone storage

Motion to send the proposed stand-alone storage building ordinance to the board by Savage, second by Jacobson. All in favor. Motion carried.

2. Review Environmentally Sensitive Ordinance #27: Read through proposed language. Hooper recommends that the whole thing be handled by other entities. The township has no one qualified to handle it. Refer to the other entities and agencies. Mangus feels that much of it regards the water front guidelines. Stop with paragraph one. Consensus to scrap the whole ordinance. Is there anything that needs to be moved to waterfront and/or included in definitions? Rationale: Has not been enforced by the township. No one in the township is qualified to enforce. It's a lawsuit waiting to happen. Handled by other agencies. Built into processes that are already in place.

Motion to send to the board a complete strike of all of ordinance #27 by Render second by Savage. Discussion: include the first paragraph? Consensus no. All in favor. Motion carried. Will include a letter of rationale to go with this to the board.

New Business:

1. Review Condominium Subdivisions Ordinance #28: Postpone. Wolf notes that in coming up with the proposed language she went through multiple site condo review processes that are in place in Grand Traverse County and the state condominium act.

Next Regular Meeting is scheduled for July 3.

Motion to change meeting to July 10, 2019, by Jacobson, second by Render. All in favor. Motion carried.

Mangus will let Clerk know to do the notification.

Agenda items: Condominium Subdivisions Ordinance #28.

Public Comment: Ron Bachi, 6987 Cook Rd., Williamsburg, Michigan, Deputy Supervisor – Kim: I think the way that the board handled your Whitewater Pines was embarrassing. I thought the way they handled themselves was the complete opposite of professional and I personally think that some members on the board owe you, your husband and Lindsey an apology. We are not going to get that but I feel that you're owed it and congratulations. You deserve it and I hope all success on that development. To Lindsey: Your passion and emotion and honesty you bring to the job is priceless. It is a quality that many people lack. Passion and emotion and honesty are key ingredients to solving all problems. Do not apologize for the opportunity and success that you have worked hard for and deserve. Our township has been blessed to have you as our Zoning Administrator. We thank you for setting the bar so high. This job opportunity in Acme Township is just one of many promotions that you can look forward to. Congratulations for your success and thank you for your commitment to the Whitewater Township.

Commission Discussion/Comments: The Planning Commission also thanks you, Lindsey. You have helped the PC substantially.

Continuing Education: Discussion of Robert's Rules of Order. Postpone

Adjournment: 9:03 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary