

DRAFT  
WHITEWATER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES OF JUNE 6, 2012

Call to Order by Vice Chairman, Miller at 7:00 pm

**Roll Call:** Boyd, Dean, Link, Lyons, Mangus and Miller, Recording Secretary-MacLean, Zoning Administrator-Meyers + 13 audience.

Absent: Zakrajsek

**Set/Adjust Agenda:** Bring up the two presenters from the county from 2 to 1 in Old Business.

**Approval of Minutes of Regular Meeting 5/2/2012.** Motion by Boyd to approve, seconded by Lyons; all in favor. Motion Carried.

**Conflict of Interest:** None declared

**Public Comment:**

Sue & David Castle 5038 Moore Rd., regarding the campground issue. Disappointed in the way Mr. Evina approached the camp project, hopes for honesty and integrity with any future endeavors. Welcome to him as a new neighbor.

**Public Hearing:** None

**Reports:**

Correspondence: Letter of resignation of Chairman Zakrajsek; **Motion by Boyd to accept the resignation, second by Mangus, all in favor. Motion Carried.**

MI Supreme Court Decision regarding failing private septic systems, more information will be coming on this issue; Letter from Scott & Diane Carters to re-address the private road ordinance as previously requested by the Township Board. County Master Plan Sub-Committee Meetings update.

ZA Report: Report.

TC-TALUS: May 2012 meeting

Township Board Rep, Boyd: Board Meeting next Tuesday.

Chair: Nothing

**Old Business:**

**1. Master Plan Discussion – Transportation**

- a) Presentation from GTC Road Commission, John Rogers. Generalized purpose of Roads Master Plan. Describe and identify problems, volumes of traffic, future needs, local traffic roads, cut through traffic, impact on future growth/urban sprawl, for larger developments require a right of way turn over, saves time and money for future road projects allows for flexibility, wide right of way on Williamsburg road is based on future expansion where the road needs to be straightened out, want to stay out of the eminent domain issue. GTC has standards and specs for future road plans, communication with the DNR/DEQ and the local Tribe is very important to benefit residents, traffic impact studies for larger developments-residential, commercial and industrial; complete streets. Road designation map should be in the Master Plan, various designations qualify for funding, Act 51 monies, by county/road commission for cost sharing. Seasonal road policies are specific; there are all season routes and roads with restrictions. Funding options: the Tribe is an excellent resource, they have paved and improved a lot of roads in the area, township millages and grants. Include the road commission in all reviews, part of site plan permits, use the road commission for their expertise. These are key components and the township timing is excellent. Discussion on the shared county line road, tourist designation for Park and Baggs Roads, funding options, abandoning Watson Road-seasonal section and a procedure for dealing with major washouts.

- b) Presentation from TC-TALUS, Matt, More general discussion. You have a good start on the draft Master Plan. Classification system, currently using a functional classification can use a funding classification, you can make up your own classifications, “high tourist use”, etc. Can work with the road commission on the Private road ordinance relating to the fire code. Federal funding is in question right now. Set backs are a very good idea, helps with future improvement issues. TC-TALUS working on a long range plan, computer simulation deficiency maps. Not predicting any major capacity issues. Nothing is based on summer traffic volumes, uses current “normal” day traffic. MDOT is planning to rebuild 31 between 3 Mile and 5 Mile in 2015. Mangus: Possible traffic light at M72 / Williamsburg / Elk Lake Rd. Matt: When an intersection meets the warrants it does get addressed. A round-a-bout is in the future on M72. There are positive and negative aspects of round-a-bouts. Whitewater Township will need to put thought into these and be aware of it. There will be a lot of eyes on this issue. Access Management handout.
2. **Evina Private Family Campground.** Mr. Evina has applied for a Private Family Campground. With the large piece of property and small number of units this qualifies for a plot plan. Completed application package. Declaration of Restriction Covenants from attorney. Mr. Evina just needs to complete and file. Any questions for Mr. Evina. Boyd: To the Castles: Do you think the Declaration will help ease your concerns? There is a provision to help protect the neighbors. Mr. Evina intends to keep it in the family. Won't be doing fireworks, it is against the law. Meyers: Successors or assigns will be subject to the same rules. **Motion by Boyd to approve the Private Family Campground based on the recording of the restrictive covenants/deed restrictions with the county that mirror the site plan that was submitted, Seconded by Lyons.** Further discussion: Mangus: wants “if found guilty in a court of law” added to the restriction covenants. **Roll call vote: Boyd-yes, Dean-yes, Link-yes, Lyons-yes, Mangus-no, Miller-yes. Motion carried 5-1.**

#### **New Business:**

1. **Appointment of Chairman:**

**Motion by Boyd to name Pat Miller Chairman, seconded by Lyons. All in favor. Motion carried.**

**Motion by Boyd to nominate Mickey Dean to Vice Chair, seconded by Lyons, accepted by Dean, All in Favor. Motion carried.**

2. **Appointment of ZBA Liason:** Matt Lyons volunteered. **Motion by Boyd to name Matt Lyons as ZBA Liason, seconded by Mangus. All in Favor. Motion Carried.**

3. **Hill Private Road Exception Request:** Appeal request. They have tried many times to address this issue. 1999 – 2005 approached the township, 7 zoning administrators during that time. Would like to formally create the “phantom unit 9”. Feels it is appropriate to grant the exception. The drive has been used for 65 years. No excessive burden. Still non-conforming but helping in other ways. Warrants conditions, a maintenance agreement now and a deed restriction stating that if it were ever sold or split the road would be upgraded. Feels this issue would have been resolved years ago without all the different zoning administrator changes. This is a recommendation from the PC to the township to allow this exception. **Motion by Lyons to send this to the township for their approval, seconded by Mangus. All in favor. Motion carried.**

**Continuing Education:** None

**Public Comment:** None.

Next meeting is July 11.

**Motion to adjourn at 8:50 p.m. by Boyd, seconded by Lyons, MOTION CARRIED.**

Tabled Items: Non-conformities; Permitted and Special Uses; Camp Site Plan Request; Essential Services. Added Village Ordinance.

