

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
June 6, 2018

Call to Order at 7:03 p.m.

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

Absent: None

Also in attendance: Recording Secretary MacLean and 1 in audience

Set / Adjust Agenda: Add the February 7, 2018, revised meeting minutes and May 30, 2018, Special Meeting Minutes.

Declaration of Conflict of Interest: None

Public Comment: Gordon LaPointe, 6375 Plum Drive, Williamsburg. Running for GTC Commissioner. Have lived in the community 40 years. Introduced to “politics” as president of a home owner association 2005 – 2006 in Acme. Elected as a trustee in Acme 2012-2016. Cut \$100,000 in the budget. Worked with the Yuba Natural Area, Holiday Hills, plus. Big issues in the county are the financials-the fact that the status on the financials changes every month; organization (485 persons) at the county is a mess; budgets; cost/value benefit.

Approval of Minutes:

Motion to approve the February 7, 2018, revised meeting minutes by Savage, second by Lawson. All in favor. Motion carried.

Motion to approve May 2, 2018, Regular Meeting Minutes by Render, second by Hooper. All in favor. Motion carried.

Motion to approve May 30, 2018, Special Meeting Minutes by Hooper, second by Jacobson with the added two lines for signature.

Correspondence: Village of Elk Rapids Master Plan Notice. They will send it to us to review when they are done.

Reports:

Zoning Administrator Report, Habedank: Denny has a previous engagement on the first Wednesday of the month. He is trying to get that changed so he can attend.

Chair’s Report, Mangus: Encourage the PC members to go to the next Board meeting. The Supervisor is anticipating upwards of 40 people at the meeting in the discussion of the amendments that have been forwarded to them. They are hearing from people that ADUs are okay but rentals are not. The public that have been to the board meetings does not want short term rentals in the area.

ADUs and rentals are two completely different subjects.

Allowing ADUs and rentals (bringing them into the fold) make sure that they are following the rules.

We may get the ADUs and Event Barns discussions back from the Board.

Discussion of a way to deal with rentals. The state is working on a law to address short terms rentals.

We may have to set some things aside and keep moving on the core of the ordinance.

May need to lead into these more contentious areas with community support and input.

Question on the recodification process.

Township Board Rep., Lawson: Board does not want to have a joint meeting with the PC. PC is advising the Board. There has been some negative feedback from the Board. The PC was requested to fix the ordinance and then get it recodified. Mangus is providing a working base of the ordinance changes and the rest of the commission are working through it.

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Status of Amendments 73-76. (Discussed during the Chair report)
2. Ginop’s findings of facts:

After careful consideration of the evidence, testimony and the entire record, the WHITEWATER TOWNSHIP PLANNING COMMISSION hereby makes the following findings with reference to the Applicant/Agent’s application for a special use pursuant to Sec. 25.10 of the Whitewater Township Zoning Ordinance:

A. The proposed special use complies with the applicable standards of the Whitewater Township Ordinance

as evidenced by testimony and / or documentation.

Planning Commission reviewed the Zoning Administrator's report and recommendation.

B. The proposed special use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community as evidenced by the testimony and documentation.

Discussion held by Planning Commission.

C. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design as evidenced by testimony and documentation.

Discussion held by Planning Commission.

D. The proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation as evidenced by testimony and documentation.

Discussion held by Planning Commission. There have been no recorded problems or issues with the current operation of Ginop Sales in the past.

E. The proposed special use is designed to promote pedestrian safety as evidenced by testimony and documentation.

Discussion held by Planning Commission.

F. The proposed special use is in keeping with the goals of the Master Plan and supports the agricultural character of the community.

The project is located along State Highway M-72 in an area rarely, if ever, frequented by pedestrian traffic.

3. Article 17 – land use permits – Discussion of previous wording, current wording and proposed wording. Will find examples and bring this back next month. This is an example of something that needs to be added to the ordinance because it is currently just a note tacked up on the wall in the ZA office.
4. Article 37: Discussion of camping, temporary building and use, performance guarantee. Will bring this back next month.

New Business:

1. Article 37, Animals – 1st review-postponed

Next Regular Meeting July 11, 2018.

Agenda: Article 17, Article 37

Public Comment: None.

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 9:03 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary