

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
July 1, 2020

Call to Order at 7:04 p.m.

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

Absent: Lawson, Render

Also in attendance: Recording Secretary MacLean

Meeting via Zoom 5 participants

Set / Adjust Agenda: Reverse Old Business and New Business

Declaration of Conflict of Interest: None.

(Public Comment after reports)

Public Hearing: None

Approval of Minutes:

**MOTION** to approve March 4, 2020, Meeting Minutes by Mike Jacobson, second by Ted Hooper. Roll call: Mangus-yes; Dean-yes; Jacobson-yes; Hooper-yes; Savage-yes; Lawson-n/a. Motion carried.

No meetings in April, May and June.

Correspondence: Items of correspondence included in the packet.

1. RC district survey suggestion by Gutknect.
2. Attorney, Kristen Houle regarding RC district.
3. Correspondence from Mangus regarding attorney summary regarding short term rentals, will discuss as part of continuing education.

Reports:

*Zoning Administrator Report, Hall:* Zoning has been very busy. Seems to be running normal and will likely continue into the fall.

Have received several calls regarding short term rentals (STR). We will discuss that during Continuing education. Have received no less than a dozen calls regarding STR. Our zoning ordinance is written as a permissive manner—if it is listed it is permitted other uses can be petitioned for.

Have received 12 general questions regarding the RC district. Need to be able to document discussions, surveys, etc. I am here to answer questions for the public, the PC, everyone.

Sound is working – We will do the first Public Comment after reports.

*Chair's Report, Mangus:* No report.

*Township Board Rep., Lawson:* N/A.

*ZBA Representative, Hooper:* We had a meeting in June. Applicant wanted to build on a parcel that did not have a dwelling. ZBA upheld the Zoning Administrator (ZA) decision. It was denied. Applicant may be pursuing further options. Various options were discussed between the applicant and the ZA.

*Committee Reports:* None.

*Additional Items:* None.

Public Comment: via Zoom

Vaughn Harshfield – None

Lorraine Ehle - 268 Island View Dr. RC district was brought up by the ZA

Ron Bachi – 6987 Cook Rd. Welcome back.

Janet Bachi – 6987 Cook Rd., thank you for your work. Two items: 5 acres in RC district and event barn.

Tom Packard 212 Island View Dr. Question regarding the RC survey in the packet.

John Mater – 464 Island View Dr. We are in support of the 5 acres in the RC district.

Vern Gutknect - 6801 Bunker Hill Road. Any question regarding the RC district survey presented? - None

## Unfinished Business

1. Master Plan Review: Will need substantial public input to complete but we can work on many of the sections, example, the emergency services is very outdated.  
Can we break down the housekeeping type items individual or in sub-committees then bring them back for final discussion?

ZA Hall: Trust and confidence and recognizing strengths are important among the PC.

Demographics are available through the township, county and state.

A few items need to be included in the Master Plan that our MP is lacking.

Open House can possibly have a facilitator so the commissioners can focus directly on the public input.

Individual members bring the changes and review with the whole PC. Prefer the Chair would receive a draft for inclusion in the meeting packet.

Introduction: (Demographics, references to law, responsibilities etc., as speaking to the community including the history.) Read through of current Introduction by Mangus. Discussion.

Part One: Dean

Part Two will require input – not be handled individually at this point.

Part Three, up to History: Hooper

Part Three, Location and History: Savage.

Part Three, ~~Demographics~~, community facility and services and emergency services: Jacobson

Part Three, Water, sewer, education maybe parks and rec, up to natural features, Mangus

Word Document, changes to Mangus 10 days before inclusion in packet.

## New Business:

1. Meeting procedures and preferences going forward, including bi-laws.  
Would like a consensus, moving forward, how to proceed: 1. How do you feel about continuing to meet? Zoom meeting with limited public seating or meetings outdoors where there can be more people available with no Zoom availability. We can accommodate approximately 9 people from the public with the set-up of general six feet distancing we have now.  
Glenn Savage: Is the school available? It is a larger facility. I prefer to have in-person meetings.  
Ted Hooper – Outside is not a long term solution, it is weather reliant. If the school is available that may work.  
Mike Jacobson – Comfortable with the way this is, indoor, limited seating with Zoom.  
Mickey Dean – This is a workable short term solution. Include the general statement in the packet / agenda regarding people with any signs or symptoms for each meeting.  
If the town hall is, in general, not open to the public the PC will cancel meeting via a lack of a quorum.  
The current executive order allows for the PC to meet/attend virtually expires on July 30.

We had an open house scheduled for April. Propose tabling that until we can accommodate a larger public participation.

Motion to NOT hold an open house until we can accommodate the public by Savage, second by Hooper. Roll call vote: Jacobson-yes; Dean-yes; Hooper-yes; Savage-yes; Mangus-yes; Lawson-n/a

Table Event Barn discussion.

Condominium ordinance discussion coming, possibly for the August meeting.

Ag District zoning ordinance review, consensus to leave under old business.

RC District survey, we need the input from the public. We were looking at doing a survey. The public will want to be here for the questions. Will need to wait until we can have full public participation. Revisit when to move forward at the September meeting. Recommend written correspondence. Consensus to determine when we will move forward on the RC district discussion at the September meeting.

Procedural guidelines of the system that has been established moving forward processing amendments. Proposed letter to the board regarding zoning ordinance amendments and additions. ZA Hall: Michigan Zoning Enabling Act and MTA recommendations. People have the right to petition the PC to make a zoning amendment. The board liaison and the ZA can keep the board updated without the PC and Board having back and forth discussion. Are you, the PC, comfortable with the letter with changes discussed? Consensus to present to the Board.

Next Regular Meeting is scheduled for August 5, 2020.

Public Comment: None in-house

Via Zoom:

Vaughn Harshfield - 4404 N Broomhead Rd., pros and cons of the RC.

Janet Bachi – None

Ron Bachi – None

Commission Discussion/Comments: None

Continuing Education: Hall – Short Term Rentals (STR) is 28 days or less: The way the ordinance is written is extremely important, including commas, periods and apostrophes, etc. Must be very precise.

Adjournment: 9:17 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary