

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
August 2, 2017

Call to Order at 7:01 p.m.

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

Absent: Link

Also in attendance: Recording Secretary MacLean + seven in audience

Set / Adjust Agenda:

Declaration of Conflict of Interest:

Public Comment: Glenn Savage: 9833 Pineneedle Lane, Williamsburg. Congratulations on the work you are doing. Regarding the public hearing: Commercial – general standards – “permitted uses” confusion. Vaughn Harshfield, 4404 N Broomhead Rd. Williamsburg. I’ve been coming to meetings. I see the PC has matured. Progress is being made. Easy to ready packets. Compliments to each of the members. I see progress for our community.

Public Hearing: Regarding Amendment #71

Article VIII, Commercial District C-1: Reorganized and revision in its entirety

Article VIII, Village District V: Reorganized and revision in its entirety.

Article IX, Industrial District N: Reorganized and revision in its entirety.

a. Open Public Hearing at 7:08 p.m.

b. Attendance sign in request

c. Notice published in The Record Eagle on July 16, 2017.

d. Amendment #71, Article VIII, Commercial C-1: Updating the format, consistency in the format of each district.

Article VIII, Village, V:

Article IX, Industrial, N:

e. Presentations: None

f. Correspondence received: No written comments were received.

g. Public Comment:

Comment in opposition to the amendment: “Permitted Uses” verbiage confusion as stated by Glenn Savage.

Comment in favor of the amendment: None

h. Close Public Hearing: 7:10 p.m.

PC discussion, action and decision: Verbiage change: remove the word Permitted in 8.02

Motion by Hooper, second by Dean to send Amendment #71 regarding Article VIII, Commercial, Article VIII, Village and IX Industrial to the Board for approval as corrected, removing the word “permitted” in each district under General Standards.

Roll call vote: Dean-yes; Hooper-yes; Jacobson-yes; Lawson-yes; Link-n/a; Mangus-yes; Render-yes

Approval of Minutes:

Motion to approve July 5, 2017, Regular Meeting Minutes by Jacobson, second by Dean. All in favor. Motion carried.

Correspondence: None.

Reports:

*Zoning Administrator Report,:* N/A

*Chair’s Report, Mangus:* Will put Secretary on the agenda next month.

*Township Board Rep., Lawson:* No updates from the Board right now.

*ZBA Representative, Hooper:* July 27, 2017, ZBA case regarding side yard set backs on a house on Island Lake.

*Committee Reports:* None.

*Additional Items:* None.

Old Business:

1. Private Road Ordinance, General Ordinance #32 discussion: Two options presented.

One is almost a repeal includes state and county regulations and eliminates the engineering. If there are more than 25 lots the Township Board could review.

The other is unregulated private roads, specific minimums and a recommendation to adhere to all. Includes design standards. With optional additions, road maintenance agreements.

This a General Ordinance that the Board has to address.

Definitions of private drives and private road needs to be made clear.

We can offer them a preference.

Simplify the standards.

Minimum standards.

The cross-over of the general ordinance with the zoning ordinance is in the areas of subdivision and PUD.

With no ordinance it appears county specifications would have to be met which could be difficult.

Read through of Sample Ordinance #32.

State MCL defines the driveway as any drive that is only used by the individual owners, no through traffic available, no minimum or maximum number of homes.

Standards could be cause for township liability.

Amend to incorporate the state definitions.

Drop engineering standards.

Consensus to send the board the board both versions with a notation that the PC prefers the minimal, including the state MCL.

Motion by Lawson, second by Hooper to send the recommendations to the board as discussed. All in favor.

Motion carried.

2. Article III, Definitions M - O discussion. Recommend adding the private drive and private road definitions to the definitions sections.

#### New Business:

1. First review Article XVII, Administration discussion: basic language clarifications.

Motion by Render second Jacobson to set aside for the next public hearing.

2. First review Article XVIII, Zoning Board of Appeals (ZBA) discussion:

Motion by Hooper, second by Render to send the ZBA section to ZBA Chair Bowen and to Board Rep. Benak for review. All in favor. Motion carried.

3. First review Article XIX, Request for Amendment discussion:

Motion by Dean, second by Jacobson to set aside for the next public. All in favor. Motion carried.

Bundle a few more for another public hearing.

Next Regular Meeting September 6, 2017: Secretary position.

Public Comment: Bill LaBelle, 8787 Wheeler Pine, who should he speak to regarding a situation on a property? The Zoning Administrator.

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 8:54 p.m.

Respectfully Submitted  
Lois MacLean,  
Recording Secretary