

DRAFT  
WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES OF AUGUST 3, 2011 REGULAR MEETING

Call to Order by Zakrajsek at 7:00 pm

**Roll Call:** Lyons, Boyd, Mangus, & Zakrajsek, Miller, Courtade, Dean, Recording Secretary-MacLean, ZA Intern-Sullivan + 7 audience

Absent: None

**Set/Adjust Agenda:** None

**Approval of Minutes of 7/6/2011 Special Meeting:** Add the “fear of lawsuit” to public comment section regarding 5 acre lot sizes. Motion to approve with change by Boyd, seconded by Lyons; all in favor. Motion Carried.

**Conflict of Interest:** None declared

**Public Comment:** None

**Public Hearing:** NONE

**Reports:**

Correspondence: NWMCOG planning Citizen Planner.

ZA Report: June and July reports.

Township Board Rep: Boyd: Last Board Meeting discussion of Fire Chief. Randy Stites is no longer the Fire Chief and Ambulance Coordinator. Separation of Fire and Ambulance. Tim Arbenowske accepted from Rural Fire being the new chief of Battalion Three. Dawn Martin has accepted being the Ambulance coordinator. Clean-up day coming August 27. Planning Summit, Sept. 29, 2011, at the Civic Center; everyone is invited and welcome to go. The Planning Commission should identify our top five priorities and send a representative, possibly Leslie.

Chair: Nothing

**Old Business:**

1. Medical Marijuana/Home Occupations Ordinance Amendment Recommendations – GT County recommendations. The township extended the moratorium another 6 months. Comments on changes: Boyd: appropriate to table until next time. Mangus: highlight (by Leslie) what the changes are that they are wanting. **Motion to table by Boyd, seconded by Mangus to table. All in favor**
2. Master Plan
  - a. RC-1 History presentation by Sullivan. Mangus: Any record of notification of property owners beyond the public hearing notice in the Record Eagle? Sullivan: None found. Miller: How wide the shaded area around Elk Lake? Looks like 1000 feet. Boyd: How would one determine the actual lines are around each lake? Irregular lines? Mangus: Makes it easier for assessors. Courtade: The shaded areas north of 72 are already smaller.

- b. Future Land use Discussion – Land use maps from 1999. 75% of RC-1 is state land. Color map shows blue as state land and the green is privately owned. Mangus: Survey did not differentiate what responses came from what area. Possibly send out letters to property owners in the RC-1. Would like to see the township go with consistent lot size, except for the lake front properties. Get the input from people who are directly affected by the 5 acre minimums. Dean: Are there any other differences besides the size, setbacks, etc.? Mangus: The state's mandated 4:1 ratio can be a problem. Dean: There is always the Zoning Board of Appeals. Boyd: There are long owned family properties and there should be something that lets families keep the property in their family, example, the Arnold family. Maybe write something in specific for family land. Mangus: Possibly leave the state land at 5 acres but give the opportunity to the private land owners. Mangus and Boyd comments on lack of public input on the subject in 1976 and 1988. Just doesn't seem like people had been informed. PUBLIC COMMENT: Della Benak 8190 Bunkerhill Rd. In 1983, we were given 2 acres from my father-in-law, we built our home. Since then have been give 10 more acres. He gave 13 acres to each of his other 2 children. Other uncles also gave acreage to their children. Grandpa Benak clearly intended this to be a family tradition. I was here in 1988 and received NO notification. The public notice that was posted doesn't say anything about what the amendment was going to be. No body showed up to that hearing – that speaks volumes. A very rural area, there is no threat that we are going to lose the rural character. Look at all the studies. South of 72 has all the best land to be divided, no soil issues and contamination. In 2004, when you see all the people that were at the meeting it is the people who are/were on the lake front, not affected by the change. Dean is in the same boat in the same RC-1 area with 3 children and 10 acres. This is discriminating. Would like this board to dig deeper. There was supposed to be more digging into this subject after the survey. Notify. Make a more informed decision. Boyd: This goes back to family lands. Mangus: Cannot do spot planning. Address as privately owned land. Boyd: There has got to be a way we can make this work. Mangus: Make an issue specific, area specific survey – Miller supports that, good idea. PUBLIC COMMENT: Steve Mangus, 1214 Cero drive – thank Sullivan for the presentation. Need to talk to the people who are affected by the issue – seek input.

The supporting documents where you got the information, is there other supporting documents? Sullivan: There were no more supporting documents that I could find, Zakrajsek asked if there was any way of getting this information out to the public in Whitewater Township. Sullivan said he will definitely look into it by utilizing the newsletter and the Township Website.

Zakrajsek: Yes, make a recommendation to poll that whole area. Boyd: Via mail or knock on doors, give the information and get a response. Mangus: Get the info out (knock on the doors) send a postcard that the survey is coming; send the survey. Legal notification, more than just the newspaper. Contact the people. Miller: recommend Kim come up with what she thinks will work and the PC can run with it. Zakrajsek: Truax Lake and Island Lake people are RC-1 also. Miller: And some of the creeks. Mangus: To all the people in the green area send a green survey and the yellow a yellow survey. Zakrajsek: The ones with the 50 foot size lots were the ones who pushed the larger lots. PUBLIC Question: Kim Halstead: Was there a reason why this came to a head in 2004? Around the lakes was changed from R-1 to RC-1. Zakrajsek: Will put this on the agenda for September with information from Mangus to get this rolling.

**New Business:**

Site Plan Review Procedure – September Review of Evina Camp. Zakrajsek: We will be discussing this in September – it has to be addressed. Can people just build something and then call it what they want? People send messages both ways. Miller: Went out and looked at it – recommend that everyone go take a look. There is lots to see and discuss. Zakrajsek: Will be there to see it before the next meeting. Miller: It is state land until you get back to the property. Zakrajsek: They are scampering to get issues resolved. Can't have people building things without permits. Boyd: See about going out as a field trip all together, with permission from the owner. Discussions about it being called a camp. Zakrajsek: They need to produce site plans. There is a question of land ownership. **Lyons motion to investigate making arrangements for a PC tour prior to the September meeting, seconded by Mangus (Leslie has to ask permission). All in favor.**

Census information passed out. Save the color maps.

Public Comment: None

**Motion to adjourn at 8:20 by Boyd, seconded by Mangus. MOTION CARRIED.**

Continuing Education: None

Tabled Items: Non-conformities; Definitions-Fences; Permitted and Special Uses