

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
August 3, 2016

Call to Order at 7:00 p.m.

Roll Call: Link, Lyons, Lawson, Dean, Miller

Absent: Hooper, Mangus

Also in attendance: Recording Secretary MacLean

Set / Adjust Agenda: None

Declaration of Conflict of Interest: .

Public Comment: None.

Public Hearing: None.

Approval of Minutes:

Motion to approve June 1, 2016, Regular Meeting Minutes by Lawson, second by Lyons. All in favor. Motion carried.

Correspondence:

Reports:

Zoning Administrator Report, Vey: Report: N/A .

Chair's Report, Link: None.

Township Board Representative, Lawson: Not much since the last meeting.

ZBA Representative, Lyons: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business

1. General Ordinance 32, Private Roads: We have covered a lot of ground on this issue. Link notes: Public Act 300 of the vehicle code Private Drive and Road definitions. Coming up with a list of questions for the attorney – Popp and Vey, if he wants, would work with us on it. Private road vs. private drive. Current ordinance for private roads is being applied to private drives. Subdivisions have or can have specific regulations. The number of homes on a private drive before it is considered a private road needs to be determined.
Discussion included:
Private road maintenance and agreements.
Easements.
Civil litigation is available to private road owners if there is a dispute.
Special assessment districts are not available for private roads.
Unapproved roads as mentioned in another township's ordinance.
Future vs. existing private roads/drives. Grandfather in with a clause if there are any more additions, yeah or nay.
Private drive up to a certain number of parcels before it is considered a private road.
Private road standard is very large, expensive (GTC standards).
Liability to the township, compare with a private roads that are in existence.
Current standards.
Does fire equipment inaccessibility open up the township or Rural Fire to liability?
We won't be changing any of the older, already developed roads.
Buyer beware.
Subdivisions and associations are different.
Can a maintenance agreement be forced or enforced by the township?
Acme's private road ordinance.
Reference the county road commission standard.
Number of splits vs. number of houses.
40 acres in 4 lots with a mandated 50' drive = 3 acres = 8% of the land of the total land for access.
Planning for future developments. Find a balance.
There are many variables.

Developers vs. individuals. Unlimited numbers of houses on a two track?
Individuals' rights. Private rights, private property.
Health, safety and welfare is the government's role.
Private roads cause a lot of conflict at the local government level.

2. Recodification of Zoning Ordinance (awaiting scheduling)

New Business:

1. Next regular meeting, September 7, 2016:
Topics:

Public Comment:

Commission Discussion/Comments: .

Continuing Education: None.

Adjournment: 8:37 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary