

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
w/ public participation via Zoom
August 3, 2022

Call to Order at 6:00 p.m.

Roll Call: In person: Darrow, Jacobson, Keaton, Mangus, Wroubel
Absent: Steelman
Unfilled seat: Township Board Representative

Also in attendance: Zoning Administrator Hall via Zoom, Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment:

Vicky Beam commented on representation of community, site condos, zoning ordinance, Baggs Road project.
Linda Slopsema commented on marihuana tours, water and noise concerns, ordinance not ready, industrial district, zoning, campground sites.

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson, second by Keaton to approve July 6, 2022, meeting minutes.

Roll call: Wroubel-yes; Darrow-yes; Jacobson-yes; Keaton-yes; Mangus-yes; Steelman-n/a.
All in favor. Motion carried.

Correspondence: Included in packet. Mangus noted the article from the Traverse City Ticker.

Reports:

Zoning Administrator Report, Hall: noted that the township board has placed a moratorium on site plan review, site condominiums, special uses, not accepting applications. The adult use referendum passed. Can recommend to the board to adopt or not adopt the adult use marihuana (it has had the public hearing already). There will be two ZBA cases in August, both are non-conforming properties that wish to make changes.

The report to the board indicates that the moratorium items need to be addressed right away.

Article in MI Planning email – not all zoning is conducive to affordable housing and will include in the next packet.

Chair's Report, Mangus: Will cover in the agenda.

Township Board Rep., None assigned.

ZBA Representative, Wroubel: No cases in July. There are two on the schedule for August 25, 2022.

Committee Reports: None.

Additional Items: None.

Unfinished Business:

1. Article 1, Preamble amendment: Findings of fact: Whereas, the reference to Act 184 and 231 are outdated. Whereas, Township Zoning is currently derived from Act 110 of the Public Acts of 2006. The Planning Commission recommends approval of the proposed amendment to section 1 of this amendment. Consensus.

Article 12, Building Sizes and Yard Requirements amendment: Findings of fact: Whereas, Article 12 contains housekeeping errors in need of update. Whereas, waterfront guidelines should be more appropriately located in Article 14, Waterfront. Whereas, there are standards not in agreement with other references in the ordinance. Whereas, multi-family standards should be equally applied in all districts. Whereas, improved organizational structure should improve clarity and more easily accommodate future amendments. The Planning Commission recommends approval of the proposed amendment to section 2 of this amendment. Consensus

Article 14, Waterfront Property amendment: Findings of Fact: Whereas, waterfront guidelines should be more appropriately located in Article 14, Waterfront. Whereas, outdated terminology should be updated. The Planning commission recommends approval of the proposed amendment to section 3 of this amendment. Consensus.

MOTION by Keaton, second by Jacobson to forward Zoning Ordinance Amendment #83 to the township board to adopt as amended based on the stated findings of fact.

Discussion: Change from “DEQ to EGLE or their successors”.

Roll call: Darrow-yes; Jacobson-yes; Keaton-yes; Mangus-yes; Steelman-n/a; Wroubel-yes.

All in favor. Motion carried.

2. Article 25, Site Plan Review and Special Land Use Permit amendment discussion ensued.
Section 1 and 2, Article 25, Site Plan Review: Findings of fact: Whereas, Special Land Use standards should be clearly distinguished from Site Plan Review standards. Whereas, Site Plan Review contains housekeeping errors in need of update. The Planning Commission recommends approval of the proposed amendment to sections 1 and 2 of Article 25 of this amendment.
Section 3, Article 25, Special Land Uses: Findings of fact: Whereas, Special Land Use standards should be clearly distinguished from Site Plan Review standards. Whereas, improved clarity and specificity in standards benefits the public, current residents, potential future residents and township administration alike. The Planning Commission recommends approval of the proposed amendment to section 3 of Article 25 of this amendment.

MOTION by Jacobson, second by Keaton to forward Zoning Ordinance Amendment #84 to the township board to adopt as amended based on the stated findings of fact.

Roll call: Jacobson-yes; Keaton-yes; Mangus-yes; Steelman-n/a; Wroubel-yes; Darrow-yes.

All in favor. Motion carried

3. Article 25 Medical Marihuana Amendment discussion and consensus of changes.
Article 25 Medical Marihuana findings of fact: Whereas, Medical Marihuana has been established by the Whitewater Township Board of Trustees as a permitted land use in Whitewater Township by special use permit.

Request to have the attorney come up with the definition of premises..

Mangus indicates the quantities of changes to the Medical Marihuana Amendments to Article 25 warrants another public hearing.

Postpone the rest of this section to the next meeting.

4. Proposed Adult-Use Marihuana zoning ordinance amendment discussion. Based on the vote in favor of the referendum the Planning Commission will send this to the board as it is. Consensus to send this with the Medical Marihuana Amendment to the Board with a recommendation to not adopt based on the referendum vote.
5. Planning Consultant discussion is at the board level at this time.
6. Master Plan review status: Consensus to delay work on the master plan and public input until we have the planning consultant.
7. Zoning Ordinance Word document project discussion. Consensus to review the whole zoning ordinance and readopt in chunks.

New Business:

1. PC Training and continuing education is required. The Zoning Administrator has been providing education. Will bring back more information next month.
2. Prioritize next projects: First finish everything that has gone to public hearing, then campground standards, Article 5-Districts, Zoning Ordinance Word document. Master Plan when we have a consultant then as previously discussed adult use marihuana.

Next Regular Meeting is scheduled for September 7, 2022, 7 p.m. Schedule an additional meeting in September.

Next meeting agenda medical marihuana zoning ordinance, adult use marihuana zoning ordinance,

Public Comment:

Connie Hymore, Baggs Road, commented on the master plan and zoning ordinance interpretation, general ordinance

availability.

Vicky Beam indicated that training is needed, TC Ticker article, communication with developer, gaping holes in zoning ordinance, ZA attendance at meetings.

Karin Boyd, Baggs Road, commented on a planner.

Commission Discussion/Comments:

Continuing Education: N/A

Adjournment: 9:20 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary