

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
August 5, 2015

Call to Order at 7:01 p.m.

Roll Call: Hooper, Link, Lyons, Mangus, Miller

Absent: Dean, Lawson

Also in attendance: Recording Secretary, MacLean

Adjust Agenda: Add open house discussion

Declaration of Conflict of Interest None.

Public Comment: Mike Jacobson, Skegemog Point Rd. I read through Article 27. Very scary to me. In black and white the way it is written, it sounds like any property would need to have a permit. What property rights are we protecting? I live on a dead end road, in my grandfather's old house. They kept a lot of stuff. That has rubbed off on me. That is my way of life. When these people move in down this dead end road, they have driven by my place many times. Once they get there, they try to change my place, my way of life, my existence. Cops have been to my house to tell me the firewood needs to be stacked. You already have a problem. People on Skegemog Point Road know the ordinances. My rights are just as important as anyone else's. Just because they have money doesn't mean they have more rights than the rest of us. All it takes is for one of them to complain and make them enforce this on me. It is more than just wetlands, they even list agricultural land. It is my opinion that you do not have the right to trample on everyone else's rights because a couple people have caused a problem. It is because of the people of this committee.

Kim Halstead, 7923 Cook Rd., Article 27, how many permits have been pulled for the trees to be cut? Better start applying it to everyone or take it out. It needs to be removed. People here are helping. This needs to be removed from the ordinance right now and stay out.

Public Hearing: None

Approval of Minutes:

July 1, 2015, Regular Meeting Minutes: Motion to approve by Hooper, Mangus notes: Mickey made a couple statements about his personal property that "made his hair stand up", Link notes that the statements are in there, second by Miller with no changes. All in favor. Motion carried.

Correspondence:

Reports:

*Zoning Administrator Report, Vey:* Fairly quiet. Miscellaneous complaints but pretty quiet.

*Chair's Report, Link:* All communications comes through the chair. Mangus: the sample handed out at the last meeting was done as it had been done in previous years. It was not an official communication. Link reiterated.

*Township Board Representative, Lawson:* Absent

*ZBA Representative, Lyons:* Skegemog / M72 property. Decision to split the parcel to create one conforming and one non-conforming parcel rather than one large non-conforming parcel.

*Committee Reports:* None

*Additional Items:* None

Old Business

1. Draft Master Plan Open House: Discussed with the Township Board and it did not get discussed at the previous meeting. Set up similar to last time to answer questions.  
Mangus: Why are we not moving on with the public hearing? Would the board consider an open house coupled with public hearing. Combine the two meetings to combine the costs.  
Link notes that we announced there would be an additional open house. The public hearing does not need to be noticed with postcards.  
Miller: Let's do the open house and follow with the public hearing.  
Link: Public hearing at the September meeting.

Mangus: Get the public hearing before the snow birds fly.

Include the public hearing date in the post card for the open house. Open House date discussion: August 26 at 7. Discussion of postcard language. Add September 2, Public Hearing info to the bottom.

2. Draft Master Plan comments: Future land use map was the only comment – that it is the same as the current land use map. Do we want to change that map? Can it be changed? The map legend was changed as a text box. Address at the open house. It is the future land use map at this time. We have not changed anything at this point. Leave it as is and explain it at the open house unless we can just change the labels. Vey will forward comment letters to all the members.
3. Article 27 updates: Our vote to come up with an application has been overridden. Looking into our responsibilities and where this lies: ZA duties: "...shall provide forms for applications..." This board has no authority to create the application. Enforcement is up to the ZA and the township board.

We are going to move forward on codifying the zoning ordinance.

Link: Looking for a subcommittee, Article 17.14, land use permits, lists 11 items that should be listed on the LUP. Article 27 and 25 have specific items that must be listed on an application. Looking for answers from the county. What information is the county looking for the township to supply? Where does the "buck fall"? Who looks at the laws for building permit?

Hooper: The county will not look to the township's ordinance to make sure it is enforced.

Link: We need to know so we can look at these Articles in the future. Deciding What comes first, etc.

Vey: The county and the township do not work together. The two entities oversee their own rules/ordinances. Will check these details and get concrete answers.

Link: We do not want to duplicate and we want to make sure all the bases are covered. Reaching out to get information so we can know who enforces what at the township, county and state levels.

Hooper: Different permits at different entities.

Mangus: There are checks and balances outside the township.

Hooper, Mangus and Vey will work together.

#### New Business:

1. Next Regular meeting September 2, 2015: Application

#### Public Comment:

Jacobson: Thank you.

Steve Mangus, 1213 Cero Drive, Traverse City. Article 27 is why people are here. You are saying there will not be an enforcement of it (not from this body). In 2007 this discussion failed miserably. All the decisions are political.

Represent the people of the township. Don't want a repeat of the 2007. Thank you.

#### Commission Discussion/Comments:

Adjournment: 7:55 p.m.

Respectfully Submitted  
Lois MacLean,  
Recording Secretary