

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
September 2, 2015

Call to Order at 7:00 p.m.

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

Also in attendance: Recording Secretary, MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest None.

Public Comment: None

Public Hearing: Draft Master Plan approval of PC to send to Township Board for final approval.

Open Public Hearing at 7:01. Meeting noticed published in the Record Eagle on August 16, 2015.

Public Comment against the Master Plan - None

Public Comment in favor of the Master Plan - None

Discussion of the Master Plan - None.

Reading of Resolution #PC15-02 Planning Commission Resolution to Approve Draft Master Plan 2015.

Close Public Hearing at 7:07

Discussion of Master Plan by the Commission: Add the words "and the community".

Motion by Mangus, second by Lawson, to accept Resolution PC15-02 with the addition of the words "and the community" at the end of paragraph three, regarding who the draft was sent to.

Roll call vote:

Yes: Lawson, Lyons, Link, Mangus, Hooper, Miller, Dean

No: None

Absent: None

Approval of Minutes: August 5, 2015, Regular Meeting Minutes: Motion to approve by Hooper, second by Miller. All in favor. Motion carried.

Correspondence:

Reports:

Zoning Administrator Report, Vey: Report: LUP 27 permits in 2015, down by 20% from 2014. There are land divisions in process. A junk complaint has been taken. No ZBA currently scheduled for September.

Chair's Report, Link: None.

Township Board Representative, Lawson: None

ZBA Representative, Lyons: None

Committee Reports: None

Additional Items: None

Old Business

1. Article 17: Discussion: Not opposed to the PC working on the forms but our interpretation is that Article 17 Administration states it is the responsibility of the Zoning Administrator. The Township Board enforces Article 27 through the Zoning Administrator. Applications are the responsibility of the Township Board via The Zoning Administrator. By consensus the PC agrees with this interpretation.

2. Article 25 and Article 27 Discussion:

Wetlands: Vey supplied information on the GT County Building Permit Process.

Hooper gave information to Vey regarding soil erosion.

Question: When do we want to issue the LUP and what information is required?

We can regulate wetlands differently than the other entities if we feel we need to. The State of Michigan has requirements regarding wetlands but are they leaving that to the township for verification? How does this body want to oversee, address or enforce wetlands? Hooper: The site plan addresses it, soil erosion addresses it.

These are addressed at the township level the way it is now. It is also addressed at the county level.

Article 27 addresses wetlands. How does this board want us to enforce, address wetlands in Article 27. Mangus emphasis that we can go back and change Article 27.

Hooper: An Article 27 statement can be that the owner is certifying that the construction is in compliance with the county and state regulations.

Link: Just have them state that the applicant certifies that they are in compliance with the state wetland regulations.

Dean: If we clean slate Article 27, do we need to empower the ZA with the question on the application.

Hooper: It has always been part of the application process.

(Kalkaska ZO, 17.02 section I) Will come back to this.

Dune Lands – Not include.

Soils subject to leaching – well head protection zone. Need to know the rules and guidelines of the well head protection zone. Mickey will get the information and bring it back for further discussion.

Steep slopes – soil erosion addresses this. Not include.

Shoreline areas – This body does not feel that there needs to be a shoreline buffer beyond the setback. Soil erosion has “an undisturbed area”–not enforced but recommended. Come back to this one. Look at Milton Township information.

How do we want to garner public participation? Possibly hold an open house to engage the public on specific items, including shoreline. Send out postcards or a postcard survey.

Groundwater recharge zones: Not include.

Other: – Not include. Discussion regarding historically significant areas.

Floodplains: Whitewater Township participates in the National Insurance Program. As a township we have to follow the flood plain guidelines. How do we put this into our Article? Floodplain maps are available and can be certified by the applicant. Need the FEMA guidelines included in the language addressing the LUP. The ZA will be able to ask the applicant to verify the floodplain information.

New Business:

1. Next Regular meeting October 7, 2015.

Public Comment: Steve Mangus, 1214 Cero Drive, TC. As far as the survey goes, the questions tend to be very general and you can ask the questions in a way to elicit specific results. The danger in sitting on a board like this is thinking you know what the people want instead of waiting for the public to come to you to petition you. Recommendation: if you have not been to the end of Skegemog Pt. Rd., you should. Every single house has had trees go through the roofs of the homes. Most of the trees were within the 50’ buffer zone. Recommend not creating that regulation.

Link: We go out of our way to get public comment.

Mangus: You are politically naïve and I am trying to give you advice.

Robert Mims, 9406 Elk Lake Trail, Thank you to the Planning Commission. What are the next steps? Does that involve more education?

Link: We are recodifying the entire zoning ordinance.

Commission Discussion/Comments: Master Plan to the Board

Continuing Education: Planning and Zoning Essential Workshop September 30th at 5-9, Five planning to go

Adjournment: 8:45 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary