

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
September 4, 2019

Call to Order at 7:00 p.m.

Roll Call: Dean, Hooper, Lawson, Mangus, Render, Savage

Absent: Jacobson

Also in attendance: Recording Secretary MacLean and Zoning Administrator Hall

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: None

Public Hearing: None

Approval of Minutes:

MOTION to approve August 7, 2019, Regular Meeting Minutes by Savage, second by Hooper. All in favor.  
Motion carried.

Correspondence: None.

Reports:

*Zoning Administrator Report, Hall:* Have been doing zoning administrator work for 20 years. Will supply a regular monthly report. Will attempt to make the PC meeting each month. I am an independent contractor working for the township. My goal is to always work for compliance. Pretty much caught up with the items that were here (left open) when I got here. Recommend MTA Community Education. Pass out an excerpt from MSU Extension regarding Master Plan. The Zoning Plan, Land Use Plan and Future Land Use Plan are things that stand out to me that need addressing. Make a list of things that stand-out that need to be addressed in the zoning ordinance.

*Chair's Report, Mangus:* Had a conversation with the Supervisor this month. Is anyone using the email address that the township issued? None. Does anyone want to have the township email address emails forwarded to their regular emails? None. Funds for tablets or laptops have been set aside for each commissioner. Is anyone interested in getting one? None.

*Township Board Rep., Lawson:* At the board meeting public comment letter against accessory buildings. Someone spoke at the meeting in favor. Board wants PC to remove Article 27, Environmentally Sensitive so it will go to Public Hearing.

*ZBA Representative, Hooper:* August 15, meeting, non-conforming structure reconstruction. They are leaving just enough of the foundation to warrant allowing the non-conforming structure to be rebuilt/remodeled. Repair the current deck. PC may want to look at non-conformities, the rationale for a percentage of building.

*Committee Reports:* None.

*Additional Items:* None.

Unfinished Business

1. Update on stand-alone storage buildings text amendment. Popp, Benak and Goss have indicated they will never go for the stand-alone storage building. Discussion of accessory structure for use during the building of a home. It is a shame we spent so much time on addressing the specific issues thinking there was a chance it could be approved. People can build a pole barn with 700 s.f. living quarters.

Hall: There is a definite separation of powers that should be maintained.

Board would like us to change the definition.

Board would like the PC to address a performance bond if an accessory building is ever allowed.

Does the PC want to address performance bond in the near future? Consensus to add this to our to-do list in the future. Hall recommends a surety bond rather than a performance bond.

Hooper notes that an LUP can be gotten for a house and an accessory structure at the same time.

Mangus recommends we address stand-alone storage with the Master Plan discussion when we are doing public outreach.

Does the PC want to change the definition of accessory buildings back tonight? Consensus – Yes.

2. Schedule Public Hearing for removal of Article 27, Environmentally Sensitive Ordinance section. AND add the definition back in.

Motion to hold a public hearing October 2, 2019, for removal of Article 27, Environmentally Sensitive regulations

and the definition of accessory buildings by Hooper, second by Savage.

Discussion.

All in favor. Motion carried.

Hall and Mangus will prep a small handout that can be presented to the public at the public hearing, like the rationale that was presented to the board. Include it with the posting of the public hearing on the website and include with the meeting packet.

3. Master Plan review:

Hall will send the notice of intent of review.

Mangus indicates it may be a good idea to do a 5 – 10 question survey with yes or no answers regarding ADU's, stand-alone storage buildings, short term rentals, plus other questions to go out with the winter tax bill.

Send out an email blast.

Informal public forum / open house in October that people can come in with questions and input. Send out an email blast. Special time: Six o'clock start. Public hearing during the regular meeting at 7.

Consensus to have a special meeting at 6 p.m. for community input on planning topics prior to the regular meeting on October 2.

4. Condominium Subdivision Ordinance #28 review continued. Discussion. The Board needs to indicate the fees to be included with the document. Will bring the changes that have been agreed upon to the next meeting so it can be sent to the board

New Business:

1. Direction / Next project discussion – come back with thoughts next month.

Next Regular Meeting is scheduled for October 2, 2019.

Special meeting agenda items: community input on planning topics for Master Plan.

Regular meeting agenda items: Public hearing for removal of Article 27, Environmentally Sensitive regulations and the definition of accessory building; review of condominium guidelines; Master Plan review; next project discussion.

Public Comment:

Commission Discussion/Comments: Using finding of facts for each major amendment. Have been supplying rationale. Discussion of due process.

Continuing Education: Additional information as continuing education, Township Law Legal Update: Recent Zoning and Planning Decisions.

Adjournment: 9:17 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary