

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
September 5, 2018

Call to Order at 7:07 p.m.

Roll Call: Dean, Jacobson, Lawson, Mangus, Savage

Absent: Hooper, Render

Also in attendance: Recording Secretary MacLean plus 2 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment: None.

Approval of Minutes:

Motion to approve the August 1, 2018, meeting minutes by Savage, second by Jacobson. All in favor. Motion carried.

Correspondence: None.

Reports:

Zoning Administrator Report, Habedank: Commented on the topic of animals via email to the commissioners regarding land quality for grazing. Will discuss when we get to the actual topic on the agenda.

Chair's Report, Mangus: The board discussed event barns and will be doing a survey at some point in the future. There is no one who has a request in to the township at this time.

Regarding the discussion about the dates of the PC meetings to better fit the ZA attendance at the meeting, the board currently is not interested in making the change that would be necessary.

Township Board Rep., Lawson:

July 7, meeting had a lot of public comment opposition to the subject of event barns.

Discussing policy and procedure of the steps to make zoning changes / amendments. It could eliminate some of the back and forth between the Board and the PC. Public Act 33 of 2008 needs to be reviewed.

PC appointment process.

Ryan Stibbs was appointed the dangerous buildings inspector.

The board is going to further investigate the event barns subject. How does it fit into Agri-tourism?

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Recodification preparation progress update: Provide to the Board and the ZA the list of what needs to be addressed.

Need to make sure the PC has the certified / correct / complete zoning ordinance to work from as soon as possible.

Articles 1, 11, 12, 25, 27 and 28 needs PC review. Some of these can be handled during the recodification process.

PC needs a certified copy of Article 11 which needs a review by the attorney to get a certified copy, to make sure the RC district is accurate before the PC addresses it. Send the board a formal letter requesting the certified copy from the Clerk with all additional documentation.

Discussion of PC questions to the attorney.

Articles 6, 7, 14 and 17 have been forwarded to the Board.

Articles 10 and 37 are currently under PC review plus the 17.14 correction before the Board.

Review 11, 12 and 27 before sending out for recodification.

We have been trying to make a cleaned up certified copy to send out for recodification. Articles 11 and 37 have the most documentation / extensive publishing errors and should be addressed before being sent out.

Mangus will prepare a letter to review to send to the Board as discussed.

Policy and Procedure, statutory requirements, zoning enabling act. The PC will come up with verbiage that can

be presented to the Board for their review.

2. Article 17, Land Use Permits – attorney recommendations: The PC had not requested any input on 17.12. Consensus to drop any reference to 17.12.
Article 17.14: Consensus to send the original PC proposed with a letter of explanation to the Board including a request that when the attorney makes changes or removes items that the attorney gives an explanation of why.
3. Attorney recommendations for 6, 7, and 14: Not available.
4. Joint meeting with township board. Subject brought up several times during discussion during the meeting. The Board is not interested in a joint meeting with the PC.
5. Articles 37 and 25 - postponed

New Business:

1. Community survey - postponed

Next Regular Meeting October 3, 2018.

Agenda: Formal letter to Board, letter for a joint meeting, postponed items.

Public Comment: None.

Commission Discussion/Comments: Lawson recommends the commissioners read PA 33 of 2008, including the definitions.

Continuing Education: None.

Adjournment: 9:16 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary