

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
September 7, 2016

Call to Order at 7:00 p.m.

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

Absent: Mangus, Lyons

Also in attendance: Zoning Administrator Vey and Recording Secretary MacLean

Set / Adjust Agenda: None

Declaration of Conflict of Interest: None.

Public Comment: None.

Public Hearing: None.

Approval of Minutes:

Motion to approve August 3, 2016, Regular Meeting Minutes by Dean, second by Miller. All in favor. Motion carried.

Correspondence:

Reports:

Zoning Administrator Report, Vey: Report: Pretty busy summer, mostly land divisions and building permits.

Chair's Report, Link: None.

Township Board Representative, Lawson: Board would like fee schedule, recommendations, etc. from the PC.

Reporting of the Zoning Board of Appeals (ZBA) to the PC. Halstead (from the audience) notes accessory structures are presented to the ZBA regularly.

Any word on the work at the Fire Station? Lawson notes that the plans have been approved. The Board is currently investigating purchasing the railroad property. Plans are going out to bid soon.

ZBA Representative, Lyons: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business

1. Private Road Article. Three questions forwarded to the attorney received response this afternoon. The issue of a "taking" is a very complicated one. A conference call may be in the future with the attorney.

Discussion:

Governmental immunity

Land division, easement and legal access

Subdivision roads are controlled by the township via special use permits

Subdivision Control Act

Unregulated and regulated private roads

Land divisions require access to a public road which can be via an easement

Township does not regulate or enforce easements

Private road enforcement

Number of parcels, not number of homes = private road

Easement width vs. private road requirements

What do we want to see?

Separate the land division from the private road ordinance, excepting a sub-division, with a 33ft. easement

Orderly development

How many lots trigger the private road regulations? Establish a number of lots / homes.

Subdivisions regulated only, leave private drives and roads to the owners

Slow growth not regulated vs. fast growth / subdivision regulated

Asphalt of 3" cost example and discussion plus the engineering.

It is all about not wanting the township regulating individual's roads and drives

The current private road ordinance is not being enforced

Create a standard that is meaningful

2. Recodification of Zoning Ordinance (awaiting scheduling)

New Business:

1. Next regular meeting, October 5, 2016

Public Comment: Kim Halstead: Question to ZA: How many land splits have you had over 4? Generally we have land combinations.

Commission Discussion/Comments: The Board has the right to strike / abolish the current Ordinance. The Board is looking for direction from this Commission.

Continuing Education: None.

Adjournment: 9:23 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary