

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
In-person and via ZOOM
September 8, 2021

Call to Order at 7:05 p.m.

Roll Call: In person: Mangus, Dean, Jacobson, Wroubel

Unfilled seats: Two commissioners, Board Representative and ZBA Representative

Also in attendance: Zoning Administrator Hall and Recording Secretary MacLean

Set / Adjust Agenda: Move Mr. Holl presentation before Unfinished Business

Declaration of Conflict of Interest: None.

Public Comment:

Linda Slopsema, 9693 Miami Beach Rd, Traverse City has launched an online survey relating to recreational marihuana.

Public Hearing: None

Approval of Minutes:

MOTION by Dean, second by Jacobson to approve August 4, 2021, Meeting Minutes.

Roll call: Dean-yes; Jacobson-yes; Mangus-yes; Wroubel-yes. All in favor. Motion carried.

MOTION by Dean, second by Jacobson to approve August 24, 2021, Special Meeting Minutes. Add the handout document as mentioned

Roll call: Mangus-yes; Wroubel-yes; Dean-yes; Jacobson-yes. All in favor. Motion carried.

MOTION by Jacobson, second by Wroubel to approve August 24, 2021, Closed Meeting Minutes.

Roll call: Wroubel-yes; Dean-yes; Jacobson-yes; Mangus-yes. All in favor. Motion carried.

Correspondence: Lehnert, Mater and Slopsema correspondence included in packet.

Reports:

Zoning Administrator Report, Hall: Reschedule Chris Grobbel for October.

Newsletter regarding sign regulations will be forwarded.

Webinars coming up for training – you can access after the presentation.

ZBA case on September 23, for expansion/extension of a non-conforming use.

LUPs are holding strong.

Contract with Grobbel has been completed.

Chair's Report, Mangus: Would anyone like a hard copy of the zoning ordinance? Wroubel - yes.

Mangus notes that she been presenting a township board report at their regular meetings since we do not a board representative on the PC. Would the PC like to do that as a group to present to the board? Yes, as part of the PC discussion at the end of the meeting. Make a formal memo to the board including the lack of members.

Hall notes that the minutes are a good summary for the board.

Township Board Rep., Not assigned

ZBA Representative,: Not assigned

Committee Reports: None.

Additional Items: None.

Unfinished Business:

1. Master Plan Review, update and consultation contract. Will be scheduling Mr. Grobbel for the October meeting.
2. Zoning Ordinance Amendment #81, Major Home Occupations – Yearly review is not conducive to investment or business stability keeping with the Zoning administrator's recommendation for enforceability and best practices.

MOTION by Dean, second by Jacobson to send Amendment #81 to the township board with our recommendation for approval as the yearly review is not conducive to investment or business stability keeping with the Zoning

administrator's recommendation for enforceability and best practices.

Roll call: Wroubel-yes; Dean-yes; Jacobson-yes; Mangus-yes. All in favor. Motion carried.

3. NO closed session.
4. General discussion – intent and direction on marihuana zoning ordinance amendments – hold off until field trips. Would like a bullet point list, share with the “tour guides” ahead of time: metrics of measurements; enforceability; engineering standards; #1 thing you would do different; crime in the community and against the establishments; impacts on the community – jobs; blight; waste; environmental impact on wildlife and surrounding crops; setbacks; indoor/outdoor grow operations; number of permits and locations; impaired driving; youth use; black market; words of wisdom, best and worst thing that has come out of this. Dean will make the bullet point list to be shared.

Anything that the PC may want to revisit?

Jacobson would like to address the number of permits in some way if the board is not going to address it. Would prefer to not adjust the setbacks too much.

Mangus would like to address building size.

Wroubel notes we can tweak specific issues/questions rather than rewriting the whole ordinance.

New Business:

1. Global Warming presentation: Mr. Steven Holl, 434 Island View Drive, member of the Citizen's Climate Lobby, a non-partisan group to address climate change. Was recommended by Supervisor Popp to make presentation. Working to mitigate climate change. Need to address the cause. Mitigation is possible. Carbon tax to incentivize change implementation. Revenue neutral carbon tax – more efficient than regulation. Net zero by 2050. We can look for solutions, get on a better path. Handouts available.
2. Field trip reports / plans: Kalkaska is a joint field trip with the Board with nothing scheduled at this time. Frankenmuth – third or fourth week of September extending the field trip invite to the board, Chris Hubbell and anyone else in the community who is interested.
3. Discuss subcommittee formation to complete ongoing projects more efficiently.

Continuing Education: None.

Commission Discussion/Comments: Summary to the board: marihuana fact finding field trips; master plan contractor; unfilled seats; Amendment #81 has been sent to the board; #79 and #80, public hearing held warranting additional research; global warming presentation.

Add the line item to the agenda PC report to the Board as part of Reports.

Next Regular Meeting is scheduled for October 6, 2021.

Agenda: Field trip reports, Grobbel, continuation of items on this agenda.

Public Comment:

Linda Slopsema, 9693 Miami Beach Rd.: add to the list of questions, infrastructure impacts

Jerry Stratton, 4389 N Broomhead Rd.: how long has the ordinances been in effect at the facilities?

Adjournment: 8:53 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary