

DRAFT  
WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES OF OCTOBER 5, 2011 REGULAR MEETING

Call to Order by Zakrajsek at 7:05 pm

**Roll Call:** Lyons, Boyd, Zakrajsek, Miller, Courtade, Dean, Recording Secretary-MacLean, Zoning Administrator Meyers + 3 members of the audience.

Absent: Mangus

**Set/Adjust Agenda:** None

**Approval of Minutes of 9/7/2011/ Motion to by Lyons , seconded by Boyd ; all in favor. Motion Carried.**

**Conflict of Interest:** None declared

**Public Comment:** None

**Public Hearing:** None

**Reports:**

Correspondence: Info from the state: Smoking Marijuana in public places is illegal.

ZA Report: September report. Tire clean-up, approx. 580 tires, total cost to the Township = nothing. We will re-apply in November for next year's grant.

Township Board Rep: Boyd: None

Chair: None

**Old Business:**

1. Home Occupations Ordinance Amendment: Comments from county, recommendations: we had agreed on a broad definition, the county thought a more defined definition would be better. Add to Article 25 as recommended by the county. Discussion: Boyd: A couple home occupations that are pretty much industrial operations operating as a home occupation. If there are vision screens and ample property can we write a ruling. Meyers: there is always zoning board of appeals plus the provision of "additional provisions". Trying not to be too specific. Letting people come forward with proposals and deal with individual requests. Zakrajsek: Provision that states that it has to be a homeowner. Boyd: number of axles and frequency. Add the word "drive axles". Miller: is there a difference between home owner and homesteaded property? Agreement that it should be their primary residence. Meyers will talk to assessor regarding homestead and will bring this back with wording changes.
2. Master Plan - Meyers: Bring a draft of the whole Master Plan, good or bad. Add an extra hour to the meeting next month and really move forward. General agreement. Can we have an extra meeting just for Master Plan? Two meetings Tuesday and Wednesday, January 3 and 4, 2012. **Motion by Boyd to schedule special meeting January 3, 2012, seconded by Lyons. All in favor. Motion carried.**

**New Business:**

1. Camp Discussion: Meyers: there is no real definition of camps. Unfortunately the definition I made stands until a new one is adopted. Mr. Evina said he can hold off everything until March. If we change the permitted use at this point we could end up losing in court. He has a quality “camp” going on. There is a difference between campground and camp. Example: the difference between Ranch Rudolph (195 acres) in Union Twp. and The Pines Cottages in Whitewater (2.8 acres), etc. Discussion: Mr. Evina owns the RV park in Kalkaska. Is he planning to develop this into something else? We can place restrictions on the deed, etc. Address the definition and then deal with Mr. Evina. Building cabins for rent vs. cabins just to use. There is a difference between camp and campground. One residence per property ruling vs. multiple buildings for a camp. Guests houses on large pieces of property. People can get creative and do it and start making money. Should we let everyone do whatever they want to do? Cabins and then add a primary residence? Pole/storage building then build a home (we’ve already said no to that). Talk to rural townships in the U.P., where there a many kinds of “camps”? We are in a different market than the U.P. “Deer camp” in Missaukee County, 80 acres, building, generator, out buildings, water = camp; now-a-days the building department has to issue a permit. Create creative uses for large pieces of property to keep them rural. Struggling with the comparison to a second home. Even with trailers and tents, etc. people have to have permits. Dwellings with human sanitation, wells, etc. have to have permits. Can we just let people do what they want? Is this a stepping stone to larger issues? Struggling with a camp also having a primary residency. Sounds like this board does not want this at all. Meyers: Mr. Evina is going to pay for me to speak with our attorney. Will discuss with him early next week. Campgrounds still needs to be addressed. Camp vs. campground, the county does not care about how many buildings just the specifications of the buildings themselves. Camp is a multiple collection of buildings. Pole building = camp? Our current language includes “camp” and he has started this now, with our current language. We’ll get language and wording for campground. Camping is allowed on property 120 days per year. Meyers to talk to building department, talk with people in the UP, special use type permits and information on what other communities are doing. Maybe we have campgrounds or cottages. Different ideas and uses and definitions in different areas. Camps are only listed in RC-1.

Public Comment: None

Continuing Education: None

**Motion to adjourn at 8:10 p.m. by Boyd, seconded by Miller, all in favor. MOTION CARRIED.**

Tabled Items: Non-conformities; Definitions-Fences; Permitted and Special Uses, Medical Marijuana; Camp Site Plan Request