

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
October 5, 2016

Call to Order at 7:00 p.m.

Roll Call: Link, Dean, Mangus, Lyons, Hooper, Lawson

Absent: Miller

Also in attendance: 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 September 7, 2016, Regular Meeting Minutes by Hooper, second by Dean. All in favor. Motion carried.

Correspondence: None

Reports:

Zoning Administrator Report: Josh Vey has resigned as ZA

Chair's Report, Link: Last meeting board directed us to consider fee schedule – that is tabled until we have a ZA.

Township Board Representative, Lawson: ZBA minutes to be sent to PC.

ZBA Representative, Lyons: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business

1. Private Road Article: Discussion: Interpretations by the attorney with the Supervisor. Attorney report was delivered just before the last meeting. Still need to meet with the Supervisor for discussion with the attorney. We are doing a full deliberation on Private Roads.

Motion by Hooper, second by Lawson, to recommend to the Board that we do not have a private road ordinance.

Discussion:

Subdivision Act roads, who controls them and how they are addressed?

There could be fees defending this private road ordinance.

Other regulations in place address the issue.

Maintain without pushing unrealistic guidelines.

Notification and acknowledgement.

Is it necessary for the township to regulate?

Sometimes the ordinance can make it more difficult for people to get financing rather than easier.

Master Plan states that we look out for the public's health, safety and welfare.

Abandoning a long standing ordinance that has not been enforced.

Private Road ordinance is not the appropriate place to control land splits.

County roads upgrades and quality do not necessarily match our Ordinance.

It is a General Ordinance so appeals would be directed to the PC via the Board.

Difference between subdivisions (platted and numbered) and sub-dividing land?

Is it covered adequately in General Ordinance 16?

Are we making a recommendation to the Board for something that could be inadequate?

Restate to rescind General Ordinance #32. Lawson agrees with the change to the motion.

Restate of motion:

Motion by Hooper, second by Lawson, to recommend the Board rescind General Ordinance #32.

Roll call: Dean-Yes; Link-No; Mangus-Yes; Lyons-Yes; Hooper-Yes; Lawson-Yes. Motion carried.

Chair to send a brief memo to the Board.

2. Recodification of Zoning Ordinance (awaiting scheduling)

New Business:

1. Regulating short term home rentals. Skegemog Point Road residents have expressed concerns. Looking for input for the Board.
 - More than one location?
 - Have current options been utilized ie: the police for noise, etc.?
 - Can the township reach out to the property owner?
 - This is a police issue.
 - The township does not regulate.
 - Supervisor Popp: Homes that sleep 18 people, 8 – 9 cars, boats, drunkenness, noise, trash.
 - How do we protect a residential area from becoming commercial areas?
 - Three of the complaints are not part of the established resorts.
 - Has communication been opened up with the owners? – Yes.
 - How many bedrooms? Septic systems adequate to handle the additional use?
 - Can we get information from Elk Rapids, who is dealing with the same type of thing?
 - Do we want the authority to regulate?
 - Are short term rentals addressed in our ordinance?
 - Use by right is addressed in our ordinance. Everything else is considered special use.
 - Possibly have the ZBA come up with an interpretation of the ordinance.
 - This will be on the next Board Agenda.

2. Next regular meeting, October 5, 2016

Public Comment: None.

Commission Discussion/Comments: Hooper to be absent next month.

Continuing Education: None.

Adjournment: 8:20 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary