

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
October 7, 2020

Call to Order at 7:04 p.m.

Roll Call: Dean, Hooper, Jacobson, Mangus, Wroubel

Absent: Lawson, Savage

Also in attendance: Recording Secretary MacLean

Meeting via Zoom 2 participants

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: Heidi Vollmuth 8388 Winnie Lane. Masks is for respect. Ordinance work tonight. Would like to see you send an ordinance to the board that has nothing wrong with it. Not easy but not hard. Well qualified to put an ordinance together. Unfortunately you lost your safety. We need ordinances to go to the board and not bounce back and forth to the attorney.

Public Hearing: None

Approval of Minutes:

MOTION by Hooper, second by Dean to approve September 2, 2020, Meeting Minutes.

All in favor. Motion carried.

Correspondence: None

Reports:

Zoning Administrator Report, Hall (Bob): Included in packet.

Chair's Report, Mangus: None.

Township Board Rep., Lawson, NA: Mangus requested Popp to speak regarding the status on Board discussion of legalization in the township of marijuana. That is something we have been told could be coming down the pipe to us but I haven't heard what you came up with.

Popp: Good evening members. Get ready to duck. The Board, at a special meeting on September 22, did vote to move forward to the attorney a proposed ordinance that would allow adult use grow in the township to the tune of approximately 6000 plants and establish a processing facility for the adult use and agricultural hemp here in the township as well. And it appears they are only considering one license at the time and one facility at this time. But will wait and see what the attorney has to say. So, yes, I would think that we have some ordinance coming our way, whether or not it will be in the zoning ordinance or a police power. It will probably be a police power but the zoning will need to be updated and, of course, that's where it falls to the PC.

Mangus: You are looking at the township doing the control ordinance. We would just have to include it in the appropriate districts.

Popp: That's right. Those districts that would be affected by whatever ordinance does eventually or does not get adopted. Then you would have to look at the corresponding districts and make sure that the proper allowances are there.

Tomorrow's stock market is a good day to buy.

Mangus: Knew there had been a meeting but hadn't gotten feedback on where they were on it.

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Event Barns: re- evaluation of timing and direction: In the current conditions we cannot accommodate people in the meetings. It is bad timing right now and we don't want the perception that it is being addressed without the ability to have public input and attendance.

Motion by Hooper second by Wroubel to table the discussion of Event Barns Review until the January 2021 meeting where we will re-evaluate and set a schedule at that time. All in favor. Motion carried.

2. Article 28, Condominium Regulation Review. Mangus provided updated information from last month's discussion, zoning administrator included notes on the provided update from Mangus (provided to the members)

for discussion.

Review of / Read through and discussion of suggested changes.

Addition of Condominium Conversion definition in the Definitions section.

Consensus on changes discussed.

Are we ready for a public hearing?

MOTION by Dean, second by Hooper to set Public Hearing for the December regular meeting for Article 28, Condominium Regulation. All in favor. Motion carried.

3. Master Plan (MP) Update:

Wroubel: section 14 and 16. Topography map shows creeks in places where there have not been creeks or waterways in many years. Include more detailed Whitewater Township Park / campground information and more park and recreation details.

Possibly move historical photos to the historical section.

Mike Jacobson: Community Facilities, Emergency Services, Fire and Rescue, Medical Response and affiliations.

New Business:

1. Update on Board decision regarding marijuana. There will be more information / direction coming from the Board. Looking to get a five minute run down for clarification on some things from the Zoning Administrator. Yet to be determined if it will be a zoning ordinance or a general ordinance with adjustments in the zoning ordinance where applicable.

Where would they be allowed? Industrial? Ag?

The township previously had another individual purchase property in the industrial district with the intent of using it as a manufacturing facility. Don't know if the property has changed hands again. We may have more than one in the township. That is one of the things Bob could run down for us.

Traverse City has X number of recreational licenses and X number of medical licenses. Medical facilities are not automatically getting the recreational licenses. They have less recreational licenses than they have facilities.

The Board has to make a decision. Hopefully Bob can give a run down before it hits our agenda.

Next Regular Meeting is scheduled for November 4, 2020.

Agenda: Article 28, Condominium Regulation Review to finalize for the December public hearing; Master Plan review, configuration and update.

Postponed to January: AG District Review and Event Barns Review

Public Comment:

In-person: Heidi Vollmuth: Master Plan: Set this up like an ad campaign. Let people know what is available.

Marijuana: First the board has to opt in.

Thank you for tabling the event barns. They left here very perturbed.

Via Zoom: None

Commission Discussion/Comments: None

Continuing Education: Short Term Rental information provided by the zoning administrator.

Adjournment: 9:00 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary