

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING  
October 21, 2015

Call to Order at 7:00 p.m.

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

Absent: Dean

Also in attendance: Recording Secretary, MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest None.

Public Comment: None

Special Meeting Business

1. Discussion of Link's meeting with the Board at the Township Board meeting. They are on board for more meetings and a planner. Reasonable to get this done within 2 years. Joint meeting in February with the Board so we can get some headway on this project. Would like to meet with Acme Township, joint or just have their ZA come here. Would be worthwhile to look at what their vision is. Encourage our ZA to work with their ZA. Discussed communication with the public for transparency with mailings, newsletters, open houses, website, etc. Address three to four ordinances at a time with public input and meetings. We need to address the site plan. Link went to the Governance meeting in Benzie. A lot of importance stressed regarding public input and public trust. There is a silent majority but the people that participate are the ones that get the say so. Will likely get more input from the public regarding the M72 corridor. Big box stores will be a concern to the public. We will need to plan for commercial growth. Destination businesses, like dentist, etc., are appropriate for the village district. We will make a communication plan.  
Planner vs. attorney was discussed with the Board. A planner can help us with understanding the process. We have communities working to grow on each side of us, Acme and Kalkaska. We need to find our niche. Property values have stayed high in our area because of our zoning. TC Ticker has census type information broken down in the city. We need low cost housing in Northern Michigan, apartments, condos, duplexes, etc. We want to be the bedroom community to TC. We need to address zoning to allow that type of housing. The Tribe has the water system in the Village District, we need sewer. We need to educate the public to gain public support. A planner will be indispensable in this type of discussion and work. The "corridor" and Village District are going to be the pressure points and will need to be addressed before the outlying areas.  
Lawson: The Board is interested in another survey. The Board has questions they would like addressed also. No decision was made on doing it all in house vs. hiring it out or combination of both. The last survey was money well spent with help with the process and setup. McKenna was used last time NMC was an option last time also.
2. Discussion of Table of Contents (TOC) and recodification. Pulling amendments into the Articles. Put specific Articles in specific Sections. Amendments at the end, separate section and in the specific Articles. The ZA is going to walk someone through the process. Discussion of TOC. Preamble, title and purpose, definitions, administration, application and procedures, zoning districts, maps, environmental and sanitation, supplementary regulations, special uses, non-conforming uses, severability, enforcement. Everyone look at these and plug our zoning ordinance into this format.  
Everyone use a separate watermark (sample or name). Brad will get the order list out next week.
3. RFP for planner assistance, Joyfield Township sample discussion. Bring ideas back to the next meeting. Mangus sample will be sent out also.

Next regular meeting November 4, 2015. Table of Contents, RFP and communication plan.

Public Comment: None.

Commission Discussion/Comments:

Adjournment: 8:40 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary