

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF NOVEMBER 2, 2011 REGULAR MEETING

Call to Order by Miller at 7:00 pm

Roll Call: Lyons, Boyd, Miller, Courtade, Mangus, Zoning Administrator Meyers.
Absent: Zakrajsek, Dean

Set/Adjust Agenda: None

**Approval of Minutes of 10/5/2011/ Motion to by Boyd , seconded by Lyons; all in favor.
Motion Carried.**

Conflict of Interest: None declared

Public Comment: None

Public Hearing: None

Reports:

Correspondence: None

ZA Report: October report. Six permits for new houses. Wrote letter of recommendation for intern Dylan. Attorney General, free workshop, Wednesday, November 30, 9-1, "Clear the Air" covering Medical Marijuana questions.

Township Board Rep: Boyd: Very successful Halloween event. The township residents are starting to feel like the community camaraderie is coming back.

Chair: None

Old Business:

1. Home Occupations Ordinance Amendment Recommendations: Previously discussed the definition of home occupations. 25.21 (D): Added / changed from two axels to two drive axels are prohibited; added wording on noise, light, odors, etc., giving the PC some leeway on what you feel is appropriate; and #6, the most important change, the home occupation shall only be carried out by the property owner, the property owner shall also be the occupant. Example of a gentleman who is interested in a distillery in the area (on M72) but is not interested in living on the property. Mangus: propose wording change to #6 ". . .by the owner occupant." One sentence rather than two, do not need the word "property" included either. Boyd: keep the word property. Meyers: make it "property owner/occupant." Meyers was not directed to make any changes to Section 37.40. **Lyons recommends sending the Home Occupations Ordinance Amendment, as changed, on to the Township Board, seconded by Boyd; All in Favor. Motion carried.**
2. Camp Discussion & ADU's: Meyers did a lot of information gathering on this subject. Silver Lake Resort and Campground (near Mears, MI) is a P.U.D. because the township did not know how to deal with it, because it was grandfathered as non-conforming. The family resides there in a traditional home. Most of the ones investigated are in unzoned townships or are grandfathered. The majority of those have produced no negative impacts or complaints. Most Zoning

Administrators or Supervisors in those areas said if there was an example ordinance they would consider it, because there really are no issues. Acme Township has a campground ordinance and a private, non-commercial, recreation area. Other camps and campground information gathered from Rutland Township, East Bay Township, Kalkaska County and Hamburg Township. Accessory Dwelling Units (ADUs) information gathered from Grand Traverse County Construction Code and Health Department and from the State of Michigan's Bureau of Construction Codes. Research finds that ADUs are becoming much more acceptable. Discussion ensued regarding camps/campgrounds and ADUs. Meyers was directed to draft ordinance language for camps/campgrounds for discussion at the next meeting as well as to bring back the information on ADU's for further discussion.

New Business:

None

Public Comment: Steve Mangus, 1214 Cerro Drive, Traverse City asked how the Amish address code issues i.e. lack of electricity to address sanitary needs, etc.

Continuing Education: None

Motion to adjourn at 8:23 p.m. by Lyons, seconded by Courtade, all in favor. MOTION CARRIED.

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