

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
November 4, 2015

Call to Order at 7:00 p.m.

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

Absent: Dean, Hooper

Also in attendance: Recording Secretary MacLean, ZA Vey

Set / Adjust Agenda: Set

Declaration of Conflict of Interest None.

Public Comment: None.

Public Hearing: None.

Approval of Minutes:

October 7, 2015, Regular Meeting Minutes: Motion to approve by Lyons, second by Miller. All in favor.  
Motion carried.

October 21, 2015, Special Meeting Minutes: Motion to approve by Lyons, second by Lawson. All in favor.  
Motion carried.

Correspondence:

Reports:

*Zoning Administrator Report, Vey:* Report: Issued 7 LUP, including homes and storm damage repair. Two ZBA hearings both variances passed.

*Chair's Report, Link:* None.

*Township Board Representative, Lawson:* Link meeting with the Board went well. The Board is moving forward on the ideas discussed.

*ZBA Representative, Lyons:* Two ZBA cases. Sign at Swanny's Shell and a stairway with patio on a lake front. Both variances passed.

*Committee Reports:* None.

*Additional Items:* None.

Old Business

1. Table of Contents (TOC) development. Discussion. Like the layout as presented in packet. Maps before zoning districts or in the zoning districts section or as an appendix. Size of the map will be a determining factor. Possibly a small map in the district sections referencing a map on the website or at the township. Move overlay districts, etc. (7), immediately after zoning districts, then special districts (8), then supplementary. Josh is in favor of more, smaller articles for ease in locating, understanding and making future changes. Procedures and violations discussion and location. Discussion for understanding the Articles:
  - Article 1.* Purpose, Public Acts are out dated, these will be updated.
  - Article 2.* Interpretation sums up why we are here and the scope. "2.12" regarding platted subdivisions, does not belong in here at all. It is language of a general ordinance not the zoning ordinance. Possibly vacate.
  - Definitions:* The previous acting zoning administrator (Popp) and the current zoning administrator (Vey) have lists of things they would like better defined. There will be an ongoing list as we get through.
  - Non-conforming uses.* Primary use. Accessory structures come before the ZBA regularly. Use by right. Special use for each district. District zone, permitted uses, special uses and restrictions described right there. Cross reference. Spreadsheet.
  - Article 5.* Benefits of going with a map vs. written property descriptions. Map for reference, written description is the legal description, "the bottom line". Missing pages / district information. Possibly professional surveyor to make map correspond with legal descriptions for accuracy.

Get ballpark prices of what some expenses may be for the PC so the Board can have it for budget time, services for help, survey, etc.

Josh will supply copies of General Ordinances that pertain to zoning, for discussion purposes.

New Business:

1. Determine segments of existing ZO that can be moved directly into the new format.
2. RFP: Have a Planner come in just for information in a joint meeting with the Board, possibly the second Board meeting of January. We need someone who is going to offer more than just an opinion. We need a facilitator, someone to point us in a direction, give input.
3. Next regular meeting December 2, 2015  
Topics: Read Articles 6 – 11 for discussion.

Brad will re-send the article about setbacks, etc.

Public Comment: Dave Houser, 9240 Skegemog Pt. Rd. Glad to see you are forging ahead on the zoning ordinance. Important and helpful for people to be able to access. Weekly rental vs. monthly rentals will be coming up. It is very important and thank you. Encourage you to push hard and get it done. [DAVE@DAVEHOUSER.NET](mailto:DAVE@DAVEHOUSER.NET).

Commission Discussion/Comments: Pat looked at a couple townships' ordinances. Some are very detailed and some have none at all. Looking for reference ordinances. Josh can bring in Torch Lake's – Chris Groebel. Milton's is available digitally.

Put together notebooks of the Draft ZO that would stay in the township building only for public access before and during the PC meetings.

The Board did approve / adopt the Master Plan. Receiving a Certificate from the County at the dinner tomorrow night.

Continuing Education: None. Check with Clerk to go to the December ordinance training in Cadillac.

Adjournment: 9:05 p.m.

Respectfully Submitted  
Lois MacLean,  
Recording Secretary