

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
In-person and via ZOOM
November 5, 2021

Call to Order at 7:02 p.m.

Roll Call: In person: Mangus, Dean, Jacobson, Wroubel, Darrow

Unfilled seats: One commissioner, Board Representative and PC Representative to the ZBA unassigned

Also in attendance: Zoning Administrator Hall and Recording Secretary MacLean

Set / Adjust Agenda:

Declaration of Conflict of Interest: None.

Public Comment: Al Keaton, 5296 Scofield trail, environmental concerns with the preliminary site plan review.

Randy Steelman, 7315 Crisp Road, regarding the plan review: Crisp road is not set up for additional vehicles.

Tom Yax, 5377 Scofield, 300 apartments and 300 campground sites would drastically impact the area with more people with different priorities.

Linda Slopsema, 9693 Miami Beach Rd., draft marihuana ordinance concerns from the tours.

Denise Peltonen, Elk Lake Rd., marihuana ordinance setback concerns.

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson, second by Dean to approve October 6, 2021, meeting minutes.

Roll call: Dean-yes; Jacobson-yes; Mangus-yes; Wroubel-yes; Darrow-Not Applicable. All in favor. Motion carried.

Correspondence: None.

Reports:

Zoning Administrator Report, Hall: Planning and Zoning News magazines. M72 corridor interest. Public hearings will be held for the special uses for the, at this point, preliminary site plan review. Very busy in the zoning department. You are receiving a lot of important input from the public on the marihuana zoning.

Chair's Report, Mangus: Report to the board based on the approved minutes. May want to have a PC member attend board meetings to give the PC report. The Board packet has already gone out for the October / November reports.

Township Board Rep., Not assigned

ZBA Representative,: Not assigned, via ZA Hall. GT Plastics expansion ultimately requires fire suppression so an extension on the building needed to be added. The ZBA heard the case and approved to allow the variance to the setback.

Committee Reports: None.

Additional Items: None.

Unfinished Business:

1. Master Plan Review, Mr. Grobbel: via ZA Hall: relay message: Mr. Grobbel has been driving the township and getting the demographics. Will have a report next month.
2. Proposed Marihuana Zoning Ordinance Amendment #79 (recreational grow and process): We did receive feedback opposing it in the Commercial District. Discussed zoning districts: Commercial, Ag, Industrial. Consensus to not allow in the Commercial District at this time, yes in Industrial and Ag. Part of the cycle is to "burp" the grow buildings so there is going to be odor. Wroubel notes that the rule is / should be zero odor at the lot line. Odor is subjective. Dean notes that Vassar is all in. It is not a financial windfall for the township. Property tax values of those specific properties will increase and we will get the small percentage added to the township coffers. It will bring jobs. Mangus: Is everyone okay with holding #80 until we are ready with #79? Consensus – yes. Run through of the proposed amendment (s) and possible changes. ((added for clarification 12/03/2021: Agreed to hold Recreational until Medical is complete.))

Stop at Section 6 of Medical Marijuana to pick up at the December meeting.

3. Zoning Ordinance, Article 5, Zoning Districts. The Supervisor indicates that he is working with the zoning amendments, survey descriptions and current map with the GT County GIS to come up with a map. Mangus notes that the PC can adopt the current zoning map, the map that the ZA currently uses, because so much of the township does not show up in the Article 5 text. We could throw out Article 5 and adopt the current map that is being used but it would be better to review each district before putting it through the re-adoption process. State statute says that we must use a map. There are a couple parcels that need to be looked at more thoroughly along with the density along the creeks. Will bring back next month.
4. PC appointments and recommendations, ZBA representative and Planning Commission Secretary. Mike is good with being the PC Secretary. Carl Wroubel has volunteered to be the PC Rep to the ZBA. **MOTION** by Dean, second by Jacobson to recommend to the Board Wroubel as the PC at the ZBA. Roll call: Darrow-yes; Jacobson-yes; Mangus-yes; Wroubel-yes; Dean-yes. Motion carried.

New Business:

1. Preliminary Site Plan Review – Multi-family/Campground M72/Moore Rd./Crisp Rd. Goal to have a public hearing in January. Grand Traverse County has a lack of housing. Creating townhouses and campground. Presentation of water and sewer. Underground chambers. In the process of requesting a permit from EGLE. Traffic study has already been done. MDOT has given input of the deceleration lane on M72 and it already has a left turn lane. Crisp Road would be emergency access only. Chief Flynn will need to look further into the emergency access using the 2018 Fire Code. The multi-family section ~~will~~ might require fire suppression / fire hydrants (needing water from the Tribe or their own water tank). Main entrances would be M72 and Moore Road. This is a huge increase in the number of residences. The density is stunning. Left turns onto M72 is very difficult and you will probably have to come up with more on the traffic. Zoning Administrator summary, look at the proposal based on the zoning districts. Questions and notes have been taken and will be addressed. Uses are listed as special uses. Two developments and two public hearings multifamily development and campground park. It will not just be regular traffic, there will be campers and RVs and the like. Thirty two acres of dense housing. It is not being received well from people that have contacted Mangus. Artificially creating a density by utilizing off site septic. The Township plan is actually based on four homes per acre based on well and septic needs and uses. Need to see sidewalks, bike paths, possible RV trail, our subdivision control ordinance has a specific road ordinance. ((added for clarification 12/3/2021: this proposal does not follow the subdivision control ordinance)) Concern with RV park is the density and lack of amenities: club house, main office, picnic tables, etc., it comes across more as a trailer park since there are no recreational amenities. Campground is designed to be transient. Will want a surety from the developer that it is for recreation not a high density trailer park. Requirement for open space for trees per parking spot. Commercial requires vegetation buffers. Is this consistent with our Master Plan? The density is likely going to be biggest issue. Need to see more recreation in the RV. Maintain the character of our township. Sidewalks and walking paths. Landscaping will likely need to be addressed. What is a park model unit? A small house, modular home. Gives the appearance of a trailer park. ZA: Exparte communications, Kim gets more calls than anyone about applications. Commissioners are unable to talk about this unless it is in a public setting. People can be directed to speak with the ZA. Due process must be followed. You must disclose the content of the conversations. Taking comment from the public is different than back and forth conversation.

Place the preliminary site plan review on the December meeting.

((added for clarification, 12/3/2021, Kim shared her opinion that conversing with the public is part of the PC job.))

2. Marihuana, board level sub-committee appointment. Order of operations, application process, etc., needs to be addressed. Jacobson volunteers to be on the subcommittee with others willing to fill in if Mike is not available.

Next Regular Meeting is scheduled for Friday, December 3, 2021.

Draft Marihuana Zoning Ordinance #79 and #80.

Article 5, zoning map.

Preliminary site plan review.

Public Comment: Denise Peltonen, regarding standards of the draft marihuana ordinance.

Linda Slopsema, note from Keith and Jaqueline Schulte, 7660 Crisp Road, regarding the preliminary site plan review: opposed to the campground proposed.

Commission Discussion/Comments: Notes from last month are basically the minutes.

Odor ordinances say zero odor is allowed.

Continuing Education: Planning and Zoning News presented for commissioner education.

Adjournment: 9:45 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary