

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
November 6, 2019

Call to Order at 7:02 p.m.

Roll Call: Jacobson, Mangus, Render, Savage

Absent: Dean, Hooper, Lawson

Also in attendance: Recording Secretary MacLean +15 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: None

Public Hearing: None

Approval of Minutes:

MOTION to approve October 2, 2019, Special (Open House) Meeting Minutes by Savage , second by Jacobson. All in favor. Motion carried.

MOTION to approve October 2, 2019, Regular Meeting Minutes by Jacobson, second by Savage with adjustment. All in favor. Motion carried.

Request for Recording Secretary to put the ZBA October Regular meeting packet on the website.

Request for Lawson to share with the Board the comments from the open house special meeting.

Correspondence: None.

Reports:

Zoning Administrator Report, Hall: N/A.

Chair's Report, Mangus: FYI: pass the word to those you think may be interested that the Board does have a public hearing scheduled Ordinance 32, Private Roads, on their November agenda.

Dean, Mangus and Render are up for reappointment for service on the PC. Please notify the board supervisor.

Township Board Rep., Lawson: N/A.

ZBA Representative, Hooper: N/A. No meetings.

Committee Reports: None.

Additional Items: None.

Unfinished Business

1. Site condominium standards: Article 28, Condominium Subdivisions. Read through and discussion of the Draft ordinance.

Could change or remove 28.13 #5, Private Roads after the Board addresses General Ordinance 32.

Per the Zoning Administrator: Recommend the lawyer double check 28.18

Note to the Board regarding fees.

MOTION by Render second by Jacobson to forward to the Board for an informal review including points of rationale. All in favor. Motion carried.

Discussion of rationale directly from the Master Plan pages 3 & 4, Master Plan Goals:

1 – points 1,2 & 3: • Respect private property rights as guaranteed by the State of Michigan and United States Constitutions. • Encourage new development in areas with infrastructure that is available or attainable. •

Encourage land uses that are compatible with adjacent land uses.

4 – points 3 & 4: • Streamline the application process for development. • Encourage municipal infrastructure for the benefit of the Township and areas of the greatest need

2. Survey questions for an informal, in-house, December newsletter to get an idea of what we need to address in the future:

Include a zoning map.

a. The majority of the area south of M-72, which includes the state forests, is zoned a minimum required lot size

of 5 acres. Should the 5 acre minimum required lot size of the non-state forest lands be –
Choose one: Decreased Increased Maintained No Opinion

Should Accessory Dwelling Units be accommodated in Whitewater Township? Choose one: YES NO

Should accessory buildings (i.e. pole barns, detached garages) be allowed on a lot without a home or cottage?
Choose one: YES NO

What is the best way to communicate with you, the public, the citizens of the township?

Kim will put the questions together, sending it to all to look at and then send to the Supervisor.

Opening note for the PC survey.

Closing note for the survey as an invitation to the January 8 open house. Request return by December 15. Will accept through January 1, 2020.

3. Master Plan review: Next month we will be able to go through of the current Master Plan.

New Business:

1. Next projects to be addressed will be more fully discussed at the January open house.

Next Regular Meeting is scheduled for December 4, 2019.

Regular meeting agenda items: Continuation of current projects.

Public Comment: Charles Easton, 246 Island View Drive: Electronic vs mail for distribution of the survey. Mangus notes that this survey is to elicit communication, interest and discussion.

Steve Haver, 184 Island View Dr. You guys do a thankless, unseen job. As long as you keep the public interest. Thank you, very much, all of you.

Commission Discussion/Comments: January 8, 2020, will be an open house.

Continuing Education: Planning and Zoning News: Discuss with Bob and the rest of the group in December.

Adjournment: 9:01 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary