

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
December 2, 2015

Call to Order at 7:00 p.m.

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

Absent: None

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:

November 4, 2015, Regular Meeting Minutes: Motion to approve by Lyons, second by Miller. All in favor.
Motion carried.

Correspondence:

Reports:

Zoning Administrator Report, Vey: Report: Less than average permits recently, new houses, modular homes. Present the LUP application to look at and provide input. Large packet, example ordinances provided, zoning map and ZO #6.

Chair's Report, Link: Taking a look at a few ordinances at a time as discussed previously. Available electronically.

Township Board Representative, Lawson: The last regular meeting decided the 2nd meeting of January (26th) to have a joint PC and Board meeting or a special meeting. Tuesday, January 26, 2016, for the joint meeting. Popp relayed looking at definition of "structures". Retaining wall issue: There have been several requests for them. The current definition covers it right now. The county views them as landscaping. May need clarification.

ZBA Representative, Lyons: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business

1. None

New Business:

1. Planning Discussion: We have been discussing bringing in a planner. How do we guide this little community that we foresee 20 years from now? If we plan correctly we can have both affordable and high end housing along with a business district along M72. BATA will be a positive thing for this area. Rail is being discussed that connects to Ann Arbor. Review for discussion, some zones are prohibitive, some restrictive, look at where we want it to be but make it feasible now. There has been no development since the village zoning was put in. There is potential. Growth out here has been slow. There is not a lot of commercial property available for purchase. We need help to get this planned out. A consensus amongst the PC plus communication and transparency with the community is very important. Maximize the existing commercial and village districts by adjusting zoning. Accesses are going to need to be addressed, like allowing shared driveways, etc. Commercial is available in a specific area. Brad will be inviting a planning person to come in for the joint meeting to discuss options regarding hiring planner to work with the PC. They will be brought in for a general discussion so we and the Board can get an idea of what a planner can do for us. Reasonable growth with reasonable amenities is what we need to keep on track. Each person on the PC come up with a list of types of businesses or specific businesses we would be interested. There may likely be a big box store on the Tribal land in the future. It can all be worked through and planned for if we do it correctly now for the future. Conversations like this help us move forward for our community's future. Septic will be addressed somewhere down the road. The Casino is the most likely source for water and septic service through the village. These are things that need to be thought about and discussed. These are the kind of subjects that we need to have answers for as people will have questions.
Planner coming on board: Their examples are often creating a Master Plan. We need someone to come on board to help us connect the Master Plan and the zoning. We need the right planner and we need to relay that to the

Board. Promote and streamline what we already have. Communication with the public will be vital.

Will also need to touch base with someone for a survey.

Budget discussion for a planner with the Board.

There are businesses that recodify and reformat the zoning.

ZA will work to put the ZO and the Amendments together. Possibly get an OCR program.

2. Review Articles 6 - 11: Postponed.
3. Next regular meeting January 6, 2016
Topics: Discuss what we want with the joint meeting.
Read Articles 12 – 16
Meetings schedule, by-laws, PA33, review rules, commission voting.

Public Comment:

Commission Discussion/Comments: .

Continuing Education: None.

Adjournment: 9 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary