

WHITEWATER TOWNSHIP PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
December 4, 2019

Call to Order at 7:01 p.m.

Roll Call: Dean, Hooper, Jacobson, Lawson, Mangus, Savage

Absent: Render

Also in attendance: Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: Loraine Ehle, 268 Island View Dr., 5 acre, as a property owner against changing, birds and animals in the area, loss of trees, higher density, soil erosion, creates traffic concerns, 253 listings under 10 acres for sale. Average cost of building a home \$95-\$135 sf. Urge the PC and board to not reduce the lot size in Whitewater Township.

Public Hearing: None

Approval of Minutes:

**MOTION** to approve November 6, 2019 Regular Meeting Minutes by Savage, second by Lawson, a amended.  
All in favor. Motion carried.

Correspondence: None.

Reports:

*Zoning Administrator Report, Hall:* RLUPA, Clinton Twp., was caught treating a church differently than other uses. PC intends to plan, review of the Master Plan notices will be going out on 12/05/2019 by the ZA. Will supply a check list for the Master Plan including ZA notes. A plan for the whole township. Anyone interested in the Planning and Zoning subscription – let Bob know. Up to date on permits.

*Chair's Report, Mangus:* It has come to my attention, despite our best efforts, the amendments that have been made in the last year, that have been completed through the Board, have not been updated in the zoning ordinances that are available to the public, to the ZA or to the PC or the Board. Will be working diligently on that to get updated information into all of the copies. Would like to present a letter to the Board for their January meeting, from the PC Chair or from the Board representative, Lawson. Savage notes a time-line needs to be established. Incorporate into the PC By-Laws.

*Township Board Rep., Lawson:* The Board repealed of the Private Road Ordinance, #32.

*ZBA Representative, Hooper:* No meetings.

*Committee Reports:* None.

*Additional Items:* None.

Unfinished Business

1. Survey – Outreach survey completed but the board did not feel comfortable with the time to include in the December Newsletter. Publish in the ER News, TC Record Eagle, email blast, postcard, flyers on local bulletin boards for the open house that will be at 6 p.m. before the January meeting. Consensus to do notices in the local paper(s), email blast and community calendars.
2. Site Condo Standards went to the board for their meeting on the 10<sup>th</sup>. They will likely be sent to the attorney.
3. Master Plan (MP) review, process, timeline and missing items. Bob will have a check list for us, discretionary and mandatory items. The goals and objectives are the bulk of the MP.  
Tentative time line: It will depend on what we get back from the ZA. Bob notes that it generally takes six to nine months to complete the review. We can have PC work sessions and subcommittees for MP review work only. A zoning plan should be included in the MP. Need more definition of items such as “preserve rural character”, it means different things to different people, different communities.  
Will set up a schedule to address specific items.  
Address a couple of the maps right away as they may take additional time. We can work with GTCounty GIS.

New Business:

1. Projects for 2020:  
Last year the board asked us to work on more zoning ordinances while they worked on the recodification. The Board has solicited our input on the RC District.

We had previously been working on the Ag District, Supplemental provisions, temporary uses and Article 1 (where the PC gets the authority).

The MP seems to be the most pressing thing that needs to be done. Focus on the MP.

2. Five Acre zoning in the RC District – direction, outreach plan, survey and report requested by the Board. The Board has requested a pros and cons list of various lot sizes in the RC district. They are looking for the PC to give them input on the 5 acre zoning in the RC District by their February meeting.  
Hooper notes that he wants community input. Was really looking forward to the input of the survey.  
We had previously discussed a couple things that we had decided on how we wanted to gather information from the community. Dedicated survey and open house.  
Research the number of acres, number of lots, number of land owners, etc.  
Conflict of interest has been brought up to the Board.  
Develop a plan to address the request of the board.  
The PC is the deliberating body on zoning.  
We do not know what the Board wants to do with the PC opinions they are requesting.  
The assessor will be able to get the basic information. Build out analysis information. Factual information.  
The PC requested that the attorney look at the legal basis of the five acre issue and the PC needs to be able to see the attorney opinion.  
If it wasn't done properly it needs to be done properly.  
Start with community input. Property owners, adjacent property owners and township as a whole.  
Process of coming up with the pros and cons.  
Send a progress update to the board.  
Survey and build out analysis sent out with core basic information.  
Survey is necessary to get the information to the board that they are requesting.  
Open house / town hall meeting.
3. 2019 PC Summary, year-end report, Chair's report.  
Some items are pending, sitting on the shelf.  
R1, R2, R3, waterfront, accessory structure definition, private road ordinance, environmentally sensitive, stand-alone structures, ADUs, condominium standards, Ag, temporary uses, event barns.

Next Regular Meeting is scheduled for January 8, 2020.

January 8, 2020, at 6 p.m. will be an open house

Regular meeting agenda items: Survey; MP maps; Time line of when amendments and updates are completed; Review of By-Laws; by-laws on process of amendments and public input; election of officers; 2020/2021 Meeting Schedule.

Public Comment: John Mater, 464 Island View Dr., lots of disconnect between the board and the PC. Attended a lot of meetings during the MP. 70+% is public land. 100 residents around the lake. Thought the legal opinion was that it was handled properly and it would stand up in a court of law. Benak has been trying to get rid of this from the beginning. She is the one who has been pushing. You can send an opinion to the board that you want to leave it. You can do a survey. Who is really pushing this? We are getting retirees not young families. We had 7 properties sold this past year. The money is coming up here. There are plenty of properties for sale. The area is in need of a lot of homes. There are a lot of property owners down there that want it to stay the same. We don't want a housing development.

Ron Bachi, 6987 Cook Rd., I don't see anyone that wants the splits. To Mickey, we haven't always seen eye to eye but I am begging you to please come back to the PC. Transparency and accountability: the PC has made leaps and bounds. Seems to be a lot of micro-management on the board level. There is one person in control on the Board. The micro-management needs to stop. Team work. We need to delegate, work together. Event Barn survey it was an overwhelming big NO. I've seen lots of people and heard lots of people say no event barns. There is no one pushing for one but lots of people pushing against. Open houses: listen to public concerns. My hope is that it is not used as a tool to check off the list. People have lives, they cannot always make it to a meeting.

Gerard Engler 240 Island View Dr., A couple ideas, the open house, I would do a postcard with bullet points. Most of the people do not look at the papers. Do what is effective. Five acre: the board wants you to give them the pros and cons. There are no pros, there are a lot of cons. Who is requesting this? Who is driving this? How do you conduct a survey?

How does changing the RC1 fit in with the MP? It needs to be very well spelled out or you will get inaccurate information. Thank you.

Ron Rebant, 648 Island View Dr., I sit on boards so I know the agony you go through trying to make everyone happy. Don't ever underestimate the information you can get from the people. I am concerned with the relationship between this commission and the board. Your board is not engaging. We all love it at Island Lake. We don't understand what could happen on the property next to us. We haven't heard anything we like except 5 acre lots. If the PC doesn't stick with the 5 acre lots we will see you in court.

Tom Packer, 212 Island View, we want the survey to go out to the public.

Commission Discussion/Comments: Lawson: Point out that this year is a census year and it is very important.

Mangus: Please try to understand that we are genuinely going to represent all of the community (the best we can). There has been a long standing situation in this community where people do not speak up without being scared.

Savage: If you can, get enough people to purchase even a part of the property.

Hooper: Who is pushing this? No one has been pushing it. We have been looking at this for 15 years.

Continuing Education: Planning and Zoning News: Let Bob know.

Adjournment: 9:32 p.m.

Respectfully Submitted  
Lois MacLean,  
Recording Secretary