

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
December 6, 2017

Call to Order at 7:00 p.m.

Pledge of Allegiance

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

Absent: Link

Also in attendance: Lois MacLean, Recording Secretary; Dusty Christensen of Mansfield Land Use Consultants; Denny Habedank, Zoning Administrator

Set / Adjust Agenda: Add Event Barns discussion as Unfinished Business #1

Declaration of Conflict of Interest: None

Public Comment: None

Approval of Minutes:

Motion to approve November 1, 2017, Regular Meeting Minutes by Render, second by Jacobson. On voice vote, all in favor. Motion carried.

Correspondence: Event Barn letter, recommendations.

Reports:

Zoning Administrator Report, Habedank: Been busy. Currently working on an enforceable junk ordinance. Enforcing a civil infraction. The attorney is helping and it will go to the Board.

Chair's Report, Mangus: Presented commission members with the articles that have gone through public hearing and been approved by the Board.

The Board will be making a decision on the Private Road Ordinance at the next meeting. It may come back to the PC.

Amendment 72 has been tabled by the Board, they have it on the agenda again.

Reformatting the Articles, keeping the red-line / old information in there so it is easier for the Board to see what has been changed from the original text.

Township Board Rep., Lawson: Pretty much covered by Mangus. Amendment 72 is on the 12/12/17 agenda.

ZBA Representative, Hooper: No meeting.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Event Barns – Received a letter from Dusty Christensen of Mansfield Land Use Consultants. Have been in discussion with the ZA regarding this. Included a general idea of potential amendments to Whitewater Township's Zoning Ordinance Article 10. Have been working with municipalities and individuals on this type of request. Keeping in mind that it is not just for the Williams property but would be for the whole township. Possibly add as an allowed use rather than a PUD.

Specifically related to the Williams property: The Williams residence is on the property, approx. 300 acres, primarily zoned Ag. Looking at building a new structure off M72 rather than off Cook Road. M72 would have much better road access. The property is held under an LLC. It is the old Kettlewell property.

Habedank: Looking for direction from the PC regarding construction on Old M72 in the Village District. Contacted Soper Construction, 6000 sq. foot building, for office and storage. It probably should have come through the PC. It was approved by a previous ZA and they were given a land use permit.

2. Review final versions and ZA notes of Article 6 - Residential R1, Article 7 – R2-R3, Article 14 – Waterfront. Discussion, including verbiage changes as recommended by the ZA.:
Article 6: Conditional Use Permit and Supplementary Standards. Should the size of a church be taken into consideration? Square footage would give a general breaking point. Use by right up to 5000 s.f. anything over would be a special use permit. Come back for further discussion.
Article 7: Two family dwellings, detached accessory dwelling units being treated as a two-family dwelling. Supplementary Standards. Consensus to go to public hearing in January.
Article 14: Consensus to take to public hearing in January.

New Business:

1. Fences. Discussion: The board seems to be in majority that fences need to be addressed in the Zoning Ordinance. Consensus to move to Article 37. Specify which districts (R1, R2, R3, RC, NOT Ag). Consensus to remove, 4 the height restriction . Consensus to remove 1. Consensus, replace 3 with C. Consensus to eliminate the “prohibited fences”. Consensus to take to public hearing in January.
2. Year End Report.
3. Article 5, conversion to map based system – first review. The ZA is interested in getting an integrated map and is looking into the cost. The PC has money in the budget to have the map created. (continue)
4. Accessory Dwelling Units (ADU) – first review (postpone)
5. Article 10, Ag – first review (postpone)
6. Article 37, Animals – first review (postpone)
7. Schedule of Public Hearing

Next Regular Meeting January 3, 2018

Agenda items: Public hearing including 7, 14 and Fences; By-laws, election of officers and 2018 meeting dates.

Public Comment: None

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 9:15 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary