

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
December 6, 2023

Call to Order at 7:00 p.m.

Roll Call: DeYoung, Jacobson, Keaton, Slopsema, Wroubel, Steelman, Vollmuth

Absent: None

Also in attendance: Planner Mielnik, Recording Secretary MacLean, Members of the ROS, Barry Hicks of LIAA
Two on Zoom at the start of the meeting.

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment:

Denise Peltonen

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson second by Keaton to approve the Regular Meeting Minutes of November 1, 2023.

Roll call vote: Vollmuth–yes; Jacobson–yes; Wroubel–yes; Steelman–yes; DeYoung–yes; Slopsema–yes, Keaton–yes.

Motion carried.

Correspondence: None.

Reports and Presentations:

Zoning Administrator Report, Hall: None

Chair's Report, Steelman: None

Township Board Rep, Vollmuth: Requests everyone read the Board packet that came out on the 5th; shared Alabama Short Term Rentals (STR) moratorium, requested everyone research STR, referendum vs ordinance.

ZBA Representative, Wroubel: No cases in November.

Committee Reports: None

Additional items: None

Unfinished Business:

1. Master Plan / Resident Outreach Subcommittee (ROS)
 - a. Review and discuss MP Open House and Workshop Results, Mielnik and Hicks of LIAA, public input events completed. Workshop on November 7th had 60+ in attendance. Four groups ranked and prioritized planning principals. Information and comments presented in the summary presented in the packet. Hicks did a quick run through, hitting the highlights. Discussion ensued, including comments from the ROS members.
The Master Plan is the broad goal to guide the zoning.
Support the schools, support the farmer, tick off objectives – what ordinances need to be addressed? Have to find a careful balance.
Everything from the open house and workshop, including the handouts, are available in the packet and can be made available to post on line. Public input summary. Analyze the data as needed. The prioritization of the open house items were brought forth to the workshop.
 - b. ROS has been very beneficial with the public engagement. Keep the ROS involved in reading through the MP draft chapters as they come through.
Grow the ROS for future topics on zoning in the spring after the draft MP is complete.
 - c. Drone photos provided by Mielnik of some of the area around M72 and Old M72.
 - d. Anything else related to MP
2. Zoning Ordinance project update
 - a. Zoning map discussion: Mielnik and Keaton have been in communication with the county. Create a disclaimer stating that the GT County has created the map. Will be discussed in the future.

b. Anything related to Zoning Ordinance project

c. Joint meeting with Township Board scheduled for December 13

Agenda items, Metropolitan Planning Organization (MPO), Master Plan update, Zoning Ordinance project update, FY2024/2025 budget discussion.

Mielnik will do a brief presentation with bullet points at the beginning of the joint meeting.

The idea is to bring the board up to speed so they are not presented with everything all at once when the PC is done with the drafts of the MP and the zoning ordinance update.

A draft MP will be presented to the board in April. Explain the community outreach. Include the LIAA summary. Tentative timeline. The board will have bits and pieces along the way. They will have to approve the draft for distribution.

Will continue with the ROS as needed in the future.

MPO discussion to be presented to the board as a positive thing, make a recommendation.

MOTION by DeYoung, second by Keaton to recommend the township participate in the Metropolitan Planning Organization (MPO).

Roll call vote: Jacobson-yes; Wroubel-yes; Steelman-yes; DeYoung-yes; Slopsema-yes; Keaton-yes;

Vollmuth–abstain (so she can vote at the Board level without any question of duplicity) . Motion carried.

How does the board want the 2024/2025 budget presented to them for their budget?

New Business:

1. Bylaws

a. Review and bring any amendment suggestions to the January meeting

b. Officer Selections

MOTION by Steelman second by DeYoung to change the section 2a Officers selection and tenure to the first regular meeting in April.

Roll call vote: Jacobson-yes; Wroubel-no; Steelman-yes; DeYoung-yes; Slopsema-yes; Keaton-yes;

Vollmuth–yes. Motion carried.

c. Meeting Resolution

Next meetings: December 13, 2023 Joint Planning Commission / Township Board; January 3, 2024 Regular PC meeting.

Public Comment:

Gary Buczkowski

Connie Hymore

Commission Discussion/Comments:

Wroubel voted no because he believes Steelman is doing a great job and a change can be addressed later in the year.

DeYoung is willing to help while he is gone January, February and March.

Key notes to share at next Regular Board Meeting covered during plan for joint meeting.

Action items for PC members – Steelman.

Continuing Education: January 9 is a training opportunity, see the email sent to all. Wroubel is willing.

Adjournment: 9:53 p.m.

Tabled items: Article 5 Districts; Article 25, Special Use Permits: Campgrounds

Respectfully Submitted

Lois MacLean,

Recording Secretary