

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING – MASTER PLAN
MINUTES OF JANUARY 3, 2012, SPECIAL MEETING

Call to Order by Zakrajsek at 7:02 pm

Roll Call: Boyd, Zakrajsek, Miller, Link, Mangus, Lyons, Dean, Recording Secretary-MacLean, Zoning Administrator-Meyers + 8 audience
Absent: None

Set/Adjust Agenda: None

Conflict of Interest: None declared

Public Comment: Cheryl Walton , 11613 Top View Dr. Did a computer search of the draft Master Plan for property rights. Handout of the Michigan and US Constitutions. Property rights are very valuable. Master plan goals reference to property rights needs to be in the introduction. Respect the individual rights of property rights, add US Constitution and Michigan Constitution info, stating that they are guaranteed. “No person shall. . .be deprived of life liberty or property without due process of law.” This would officially recognize and accept property rights. Another point: the last public hearing June 10, 2008, Annie Hill was chair person, looking through the document the question comes to mind: What do you expect to use the language in the document for? The statements that are in the document need to have a specific purpose for being in there. At the June 2008, meeting, there was a proposed scenic overlay of 500 ft back from M72. Question that raised, what rules or regulations are going to flow from this overlay district. Annie’s answer was we don’t know, we haven’t written them. Need to give the public some idea of what types of rules and regulations you have from the statements in the Master Plan. This is not going to fly with the public this time either. School count days from 2009-2010, 2010-2011 and 2011-2012 school years show decreases in student counts. September of 2009 was 1556, 1429 in October 2011. 127 students have left the ER school system. What are the reasons for leaving? Only 3% enrolled in an adjacent district, 97% have left the area for financial reason – no jobs. At Mill Creek, they have lost 56 students. Anytime we are talking about what we are going to do with land, I say what are we going to have in the Master Plan and ordinances that will encourage people to move into the area? You have to have the body count at the school in order to actually get the money from the taxes into our area.

Steve Mangus: 1214 Cerro, TC, To add to what Cheryl said, survey was 2009, two years later we see the economy is going down. Concern is that the survey in the Master Plan is a summary, word for word from McKenna (full thing is available on the website) get a different feel for the survey when reading the whole thing vs. the summary. For instance, a pole barn on a blank piece of property, people answered that question, summarized by who lived on what type of property. All the comments, if you do not have all of them in there you are alienating many people. March 2009 and May 2009 at the open houses, each planning commissioner wrote notes on specific subject matter. Draft just mentions that these took place. Feel like it wasted my time when it is not in the Master Plan information. Either all or nothing at all. The way I thought about it is the Master Plan is the cause, the zoning is the effect. There is a disconnect with the public as to what the Master Plan is all about.

Special Meeting Business:

Master Plan: Introduction was discussed and approved a year ago. Part 1, Introduction: Mangus: to supply "What is a Master Plan" verbiage at the next master plan meeting. Zakrajsek: table that part for now. Mangus: Describing the four items instead of asking questions. Zakrajsek: let's run from beginning to end to see where we are, where we agree, where we disagree and where we need more information. Boyd, Miller, Link are in agreement that we need to move forward. We are regressing. Words intended as they are used. We will never write a perfect Plan. There will always be dissenters. Specific words, we are not going to achieve "perfection". Four years ago we spent meeting after meeting on words; we need to get moving on this.

How does the township derive its authority? Boyd: summary or full thing. Mangus: just reference the law. Lyons: Gives anyone reading it the information they need instead of having them look it up. Mangus: derives it's authority from? state the law and be done. Meyers: these are the quotes that are specific to twp authority.

How does Whitewater Township use this plan? Mangus: does anyone have a problem with this section? No. Dean: 80% of this is just information that is okay and is good to know – 15% of it makes me squirm. Public comment was spot on as far as I am concerned. It is the property rights that will make people take notice of this document. Get the impacting stuff right up front. Mangus: the second thing in there should be the goals, not the demographics. Meyers: will move goals from 4 to 2 and move the others down. Boyd: how it functions is important. Move Boards, commissions into the current part 2.

Where is Whitewater Twp. located?: Mangus: minor: use distance rather than minutes. Kim Halstead: old or new 72, describing the business district? Boyd: it is M72 and Old 72. Lyons: use boundary roads and indicate that the township hall is centrally located.

History: Boyd: Skegemog Lake was previously Round Lake. Meyers: this is all from the historical society, will take out the redundant information..

Demographics: Mangus: subjective interpretation of the data. Put the data in, leave the commentary out. Seasonal population. Boyd: I want to know the information. Link: I like the information. Boyd: think it is important information to be included. Mangus: data only. Boyd: a summary is worth the space on the page. Meyers; data came from NWMCoG. Link: needs to be understandable and readable to the public, of course, but it has to have the right teeth in it, the right goals and policies. Zakrajsek: this whole demographic section is really just for information. Link: we are selling ourselves. Mangus: keep it short and sweet. Zakrajsek: economic downturn, it is all just information. Even the fluctuation of the seasonal properties. All of it fluctuates. Link: the first thing you do is look at the date. Mangus: the census data is already out dated. Our population is aging. Mangus: chart 2 can be spread out and more easy to read. Can combine the top two and the bottom two. Age, up and down, numbers/population with the verbiage for explanation of data. Zakrajsek: a chart is good. Boyd: economic base: some of the verbiage is repetitive. Mangus: first sentence on page 10. change the words of social assistance. Meyers: did not mean it to say pensions and welfare are the incomes. Will fix.

Community Facilities / Assets: Ron Akers – background information: saw that assets were missing – very important in describing the community. Whitewater Township has several unique assets that influence current and future land use. Petobego, state forest, quiet area, orchards – good idea to put the features in. Boyd: good point, people come here and with the features it makes the price of property worth it. Meyers: 25% of campers at Whitewater Twp. Park are full time campers. Mangus: like to see quantity / size, acreage of the various features. Akers:

pictures say a thousand words – get some pictures of the rural character, lakes, quiet area, orchards. Dean: Assets: what does the township own, what does the state own? Mangus: make it a list. Akers: assets do not necessarily have to be natural features, M72 corridor, work ethic of the community. Link: the map, can include a list and show them on a map (Ron Akers is working on this already) Boyd: strike the 10 acre parcel purchase for future emergency services building from the top of page 11. Meyers: it is a purchase, it is the township's. Meyers: put the feature information at the end of the community facilities section.

Transportation/Traffic Mangus: primary areas of need for traffic lights. Meyers: no warrants were ever issued. The information has to be included somewhere – in this section of the Master Plan could be a good place for that information. Existing Land Use: Mangus: use a graph rather than the text. Dean: use a graph and the map. Meyers will check the industrial and commercial areas of the map and label maps when it is all done.

Natural Features: Link: include the asset information in this section. Meyers: map, next week. Future land use map needs to be ready before the goals are all set.

Zakrajsek: continue from here, not come through with the specific changes for tomorrow. Maps will be tomorrow. Depending on how it goes tomorrow evening we can schedule more meetings to move forward.

Public Comment: Kim Halstead: Rail lines to be used for trails? A lot of the railroad lines that have been pulled out went back to the land owners.

Steve Mangus: The PC is making it seem as though a MP is actually mandatory. John Sichte said a MP is not required. Investigated, MI planning enabling act say it MAY be done a MP is not mandatory/required.

Cheryl Walton: what Steve says is correct. Zoning ordinance must be based on a plan, does not say MP. A MP is not required. It is not in the law.

Motion to adjourn at 8:59 p.m. by Boyd, seconded by Lyons . MOTION CARRIED.