

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
MASTER PLAN REVIEW
January 8, 2020

Call to Order at 6:00 p.m.

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

Absent: Render

Also in attendance: Recording Secretary MacLean and Zoning Administrator Hall

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Special Meeting Business:

Master Plan Review Open House:

Mangus: Zoning Ordinance: Where does it stand? We do have a zoning ordinance. We have been going through the ZO the last four years and hitting highlights of places that had inconsistencies.

The PC has been working on the ZO for 20 years. We are not writing a new ordinance. The intent is to have the board send the ZO out for recodification. The latest version is available and we are working to get it posted on-line. The official copy is kept with the Clerk and she keeps a public copy available.

Hall: The Master Plan is more of a static document.

(Responses to public questions and statements are in italic)

Is the Campground planning part of this commission? *The Township Park is handled through the Township Board.*

If I have questions on zoning is it through the Planning Commission? *This particular meeting is for the open back and forth communication. A regular PC meeting is more constrained to the public comment portion of the meeting.*

My plan is to move up here. There is a topic of RC1 – 5 acre requirement. I purchased the land because of the restricted requirement. I do not want a sub division in that area. *Response: This commission has been requested by the board to do a pros and cons list of a change in zoning in the RC1 District. We will be doing a survey. There are people who purchased because of the 5 acre minimum zoning. There are people who have been affected by the 5 acre minimum zoning and not able to split land off to family members.*

The Master Plan is a planning document. The current master plan talks about keeping the rural character of the area. *Part of what the PC does is to work with people and possibly come to a compromise between personal property rights and the rights of others.*

The survey: It is the PC's intent to do a specific survey regarding the RC District.

In 2018 there was much conversation about water front properties, additional buildings. *The PC is not looking at any short term rental ordinances. There are things going on at the state level. The PC had been looking at Accessory Dwelling Units and discussing where people can have them. We are not looking at that any longer.*

The event barn ordinance: In the last 18 months I have been to almost all of the PC and Board meetings. I have not once seen any one ask for an event barn. The survey is very slanted. This ordinance should be banned based on the court of public opinion. *The PC does not have an event barn ordinance on their agenda. We do not have anyone coming to us requesting to have an event barn. An event barn is an agri-tourism business. We have had people come to us with questions. Zoning is permitted by nature. If it were to come to the commission that someone wanted to have a zoning ordinance change to allow an event barn the PC would have to review it.*

Agri-tourism businesses are what keep the green open areas between here and Elk Rapids.

Five acre: When the PC sends information to the Board the Board can, but does not have to, accept what we send to them. The community's opportunities are here at the PC and at the Board for input on zoning ordinances. The community can get a referendum to have something put on the ballot.

Question for Glenn: If we have an ordinance for event barns, does Whitewater Township have enough staff to enforce it (noise)? *The noise ordinance is a General ordinance. It would be the GTC sheriff that would enforce any noise issues.*

Is there anything on the books regarding tiny houses? Response: *We have camping available. It would be a part time residence with a camping permit. The ZO has a minimum of 700 sf. of livable space to be a permanent structure.*

If we have questions that we didn't get to ask tonight can we contact Mr. Hall? Yes.

Any Master Plan questions can be addressed to the zoning administrator and would be forwarded to the PC.

Our intention is a survey and a townhall meeting before we give input to the township board regarding the RC district.

How many people have lived here longer than 10 years? (most hands went up)

Regular PC meeting immediately following.

Next month's Regular Meeting is scheduled for February 5, 2020.

Public Comment: The whole meeting was public comment

Adjournment: 7:05 p.m. Will break and start the regular meeting in 10 minutes.

Respectfully Submitted
Lois MacLean,
Recording Secretary