

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
MASTER PLAN REVIEW
October 2, 2019

Call to Order at 6:07 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:

1. Master Plan Review Open House: Vaughn Harshfield, 4404 N. Broomhead: I have read the Master Plan. Revisions need to be made regarding the fire and ambulance services. According to the Master Plan the citizens are supposed to get a monthly newsletter. Objectives and plans need to be reasonable and provable. Have a PC blurb in each newsletter.

Five acre zoning: In the packet for the next board meeting it appears an issue exists on the five acre minimum. Why can the public not read the legal opinions? After the board reviews it they may choose to release the information.

The five acre minimum has become controversial because proper procedure was not followed. The Board taking steps on this topic is not following proper procedure. Many land transactions have occurred since the five acre minimum came to be. Hall notes that he has just finished a public hearing regarding the validity of zoning amendments. The legal opinion was that if it has been happening or being used for 10 years it stands. It would need to be reviewed and go back through the process of adoption. At one point we had a zoning administrator say, as a compromise, we could make privately owned property a two acre minimum and public property be a larger minimum (5 to 20 acres).

Harshfield notes that the acreage minimum is the reason he bought in that area. It is already building substantially in that area and would be much more busy if the acreage was lower. My dream for this township is for Whitewater to be the Central Park of Northern Michigan. The survey we did in 2009 was accurate at that time. Do another professional survey. If it is going to get changed make sure you follow all of the proper procedures. This issue will not affect me. I believe anything less than the five acre minimum would be detrimental on this township. Even if the zoning goes back, the cost to split properties is very expensive.

Hooper: There is so much public land out there that will never be developed that it will not destroy the rural character of the township.

Hooper: If we get to have a public input meeting I will listen to the public because I haven't made up my mind.

Mangus: The only thing I know for sure is that it needs to be addressed. There are several ways that it can be addressed. Put the controversy to rest by putting it properly on the books.

Supposed to have a validation for why zoning is the way it is.

Good discussion.

Next Regular Meeting is scheduled for October 2, 2019, immediately following.

Public Comment: The whole meeting was public comment

Adjournment: 7:05 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary