

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
May 20, 2015

Call to Order at 7:02 p.m.

Roll Call: Hooper, Lawson, Link, Lyons, Mangus, Miller

Absent: Dean

Also in attendance: Recording Secretary, MacLean, Supervisor / Acting ZA, Ron Popp

Declaration of Conflict of Interest: None.

Public Comment: None

Public Hearing: None

Approval of Minutes: None

Correspondence: None

Reports: None

Old Business

None

New Business:

1. Whitewater Township Zoning Ordinance – Review Table of Contents. Discussion: New Zoning Administrator will be working with the Supervisor. Using the East Bay Township Table of Contents as a basis. The Board has agreed to hire a Planner to help part time, possibly Roger Williams who has local expertise. Once the PC has gone over it with the help of a Planner then turn it over to the attorney for review. Sections 1-21 is the 1972 ordinance, the core of the ordinance.

Work through the Table of Contents and then go through the sections in groups. It will take some effort to pull it together in a timely manner.

It appears we mostly have a housekeeping issue at hand. No need to reinvent it, just clean it up. Consolidate, restructure, codifying, housekeeping vs a rewritten Zoning Ordinance can be a perception problem with the public. A revised version of the ordinance in the next 12 – 24 months. Verbiage is important: reviewing, reorganizing, restructuring, housekeeping, streamlining.

First task is to review the table of contents (the structure), then rearrange / organize / redistribute what we have to match the table of contents.

Popp notes that there are a couple areas that need “emergency help”. Some priorities will need to be made. Amend the existing and that may have nothing to do with the rearranging / organizing. New business that comes along we can address as necessary.

There may be more special meetings. The budget may have to be adjusted for the Planning Commission. The money spent on the Planner will be money well spent.

Our goal is to make structure changes. Start taking steps and see how it goes and make a plan from there. Get the Planner on board early because we need something that works, that is proven in court.

Part of the disconnect is that half of the ordinance is written as not allowed vs. what is allowed. Prescription vs. performance specification.

Waterford Twp. link with the amendment to recodify for review sent to members by Lawson.

2. Choose Articles for Review (use file name WWTZO Draft Version 20015-02-04) Popp indicates that there is prompt help needed with Article 6 and Article 5, specifically 6.13 references 5.5.10. Then reference Amendment #9, 6.13. Can the Planning Commission address this issue and come with a new amendment or an intention for guidance. Link notes that the interpretation of the Zoning Ordinance is the job of the ZBA.

3. Next Regular meeting June 3, 2015: Next meeting bring any Table of Contents and Zoning Ordinances from other townships that we can use as a structure base. There is value in both, complex and simple, East Bay and Kaskaska as examples.
Open House, June 3 at 6 p.m.: Inside, since picnic tables are not available.

Public Comment: None

Commission Discussion/Comments:

We will have to be prepared when coming to meetings so things are stream lined when working with the Zoning Administrator and the Planner. Need to be prepared before we bring in the Planner.

Adjournment: 9:05 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary