WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
July 10, 2024

Call to Order at 7:00 p.m.
Roll Call: Jacobson, Keaton, Wroubel, Slopsema, DeYoung, Vollmuth
Absent: Peltonen
Also in attendance: Recording Secretary MacLean, Planner Mielnik and Zoning Administrator Graber

Set / Adjust Agenda: Remove bylaw update
Declaration of Conflict of Interest: None
Public Comment: 7:05 None

Approval of Minutes:
MOTION by Keaton second by Jacobson to approve the Special Meeting Minutes of May 29, 2024.
On voice vote, all in favor. Motion carried.

MOTION by Jacobson second by Vollmuth to approve the Regular Meeting Minutes of June 5, 2024, as amended.
On voice vote, all in favor. Motion carried.

Correspondence: Kim Mangus shared written correspondence regarding Master Plan draft. Discuss during agenda item #3 Master Plan Draft discussion.

Reports and Presentations:
Zoning Administrator Report, Graber: In addition to the report in the packet Graber noted the report layout changes.
Busy month, 11 permits, STR concerns are coming in and researching the handling of previous STR concerns.
The golf course is progressing well.
GT Plastics may be expanding (across the road).
Chair's Report, Slopsema: Followed up with MDOT presenter. Larger map provided.
Township Board Rep, Vollmuth: Board meeting held June 9, 2024 – no news.
We need a definition of STRs. What is the process? Who do we talk to about that? The zoning is silent on Short Term Rentals. It is an answer not a good answer. Zoning ordinance and licensing. Has the Board made any reference to STRs? Has it been a Board level discussion? Slopsema asked Vollmuth to put it on the Board agenda for August. The Board will have to approve and will direct the PC to address it before the PC will take it up.
Vollmuth indicates that the Board does not like the PC/Board joint meetings.
Master Plan survey information is available in the Master Plan draft that Vollmuth can use to present to the Board regarding STRs.
Graber: The Board needs to express an interest in moving forward. The PC can present information for getting direction. STR needs to be defined. THIS would not be part of the zoning ordinance clarification.
ZBA Representative, Wroubel: Approved an appeal in June for a non-conforming property with encroachment into setbacks.
Article XVIII ZBA of the Zoning Ordinance page presented by Wroubel. The township is required to have a Board Representative and a PC Representative and three members selected from the electors of the township. The township board is also supposed to provide alternates.
Committee Reports: None

Unfinished Business:
1. Zoning Map update – Mielnik presented the updated map with streets and parcel overlay.
   PUD presentation for information that affects the zoning map. PUD is considered a Conservation Design. They provide opportunities to keep open space and have clustered housing. PUDs have become popular. PUDs are allowed by state law.
   Scott McClain provided the additional maps included in the packet. Mielnik presented the maps. Discussion ensued regarding the Planned Unit Developments (PUDs) and Corridor Overlay Planned Unit Developments (COPUDs) throughout the township and how the properties line up in the zoning districts. Why were the COPUDs created? Garber recommends a sub-committee to investigate if the PC wants to know more depth on what and why. Jacobson notes that it could simply be a matter of differences in surveyors.

Garber says she will dig in for info if the PC wants. Vollmuth and DeYoung say they will dig in also. Find out what is permitted or not permitted.
Consensus to have Randy move forward on the map (draft) for the zoning ordinance then the PUD and COPUD can be looked at and updated. Read through Article 6 for more information.
Consensus to not make a final decision on the zoning map at this time.

2. Zoning Ordinance Update – this is a reorganization and clarification with no substantial changes, putting the whole thing into a single document. Substantial change ideas and suggestions are being noted for future attention.
   Focus on content not on spelling and punctuation at this point.
   Reviewed and discussed each of the individual changes as presented in the packet.
   Several items were tagged for further review at the August meeting.
   Total redo of the sign ordinance will be necessary as the township ordinance does not meet state regulations.
   Several items are tagged for further ordinance updates.
   Graber provided additional input on several topics as requested by the PC members.
   Consensus to accept the changes discussed and have Mielnik present with changes.
   Some of the changes noted are: adult foster care facilities, dwelling vs. dwellings, road side stand definition, lot vs parcel, storm water/parking lot, review the table (4-1), performance bonds, SETBACKS.
   All review Table 4-1 as homework.

Motion by Slopsema, second by Jacobson to suspend the meeting at 10:30.
On voice vote, all in favor. Motion carried.

3. Master Plan Draft discussion. Postpone.
4. Planning Commission bylaws – rule of necessity. Postpone

New Business: None

Graber provided forms that needed to be signed.
Mielnik inquired if Scott McClain invoice should be presented for payment. Consensus – yes.

Next meeting: Regular meeting: August 7, 2024,

Public Comment: 10:32 None

Commission Discussion/Comments: None

Continuing Education: None.

MOTION by Slopsema second by Jacobson to adjourn.
Roll call vote: Yes votes by Slopsema, Jacobson, DeYoung, Wroubel, Keaton and Vollmuth. Motion approved.
Adjournment: 10:35 p.m.

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

Respectfully Submitted
Lois MacLean,
Recording Secretary