WHITEWATER TOWNSHIP PLANNING COMMISSION
Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI 49690
231-267-5141 Phone

SPECIAL MEETING
APPROVED AMENDED MINUTES
Wednesday, July 1, 2026, 6:00 p.m.

CALL TO ORDER:
Chair Stratton called the meeting to order at 6:07p.m.
The Pledge of Allegiance was recited.
A microphone check was done.

Public Attendance On-site at Township Hall: 8 (approximately)
YouTube Viewing (in real time): Unknown

ROLL CALL: Secretary Peltonen called Roll.

Present:
Rene Stratton, Chair
Sadie Merchant, Vice Chair
Denise Peltonen, Secretary
Scott Trumbull, Member
Michael Sherman, Member
Rod Rebant, Member
Randy Mielnik, Township Board Trustee

A quorum was established.

Absent: None.

ALSO PRESENT: Recording Secretary Kay Held

SET/ADJUST AGENDA: No changes.

Board Action: Ms. Merchant made a motion to approve the Agenda as presented. Mr. Mielnik seconded the motion.
VOTE: YEAS: All. NAYES: None. Motion carried.

DECLARATION OF CONFLICT OF INTEREST: None.

PRESENTATION OF INFORMATION ON ARTICE 6:
Corridor Overlay Planned United Development Zoning District with New Overlay District M-72 Corridor Overlay District

Chair Stratton explained this Special Meeting is to discuss the proposed repeal and replacement of Article 6-Planned Unit Development. The current COPUD ~~(entitled M-72 OVERLAY PROPOSAL)~~ presents some ambiguity and vagueness about permitted uses and development standards. It is important for property owners to know how their property is zoned, Master Plan contents, requirements for development/redevelopment and prospective rezoning of property.

Note: A short recess was taken due to livestream technical issues. The meeting resumed after five minutes.

Meeting packets included the proposed Article 6 and an information sheet.

Mr. Andy Aamodt of Planners, Giffels Webster joined the meeting via Zoom to clarify what is required and standards to be met.

He delivered a PowerPoint presentation explaining a Planned Unit Development (PUD), a Zoning Overlay, specifically the proposed M-72 Corridor Overlay District, Proposed Changes and Next Steps. He also discussed particulars related to the

current update process of Whitewater Township's Zoning Ordinance. Mr. Aamodt addressed specific proposed changes to Article 6 and Sections 6.02, 6.03, 6.05, 6.06, 6.08, 6.09 and 6.12.

PUBLIC COMMENT:

Ms. Kim Mangus: Seeking clarification regarding the COPUD moving from an optional design tool to a mandate. Chair Stratton responded there is no underlying zoning on the existing COPUD and allowed uses. Mr. Aamodt explained the Ordinance does not state "optional" and there is no clarity in the current language as to what governs uses in this district.

There was additional discussion with Ms. Mangus who stated the original intent within the PC was that the underlying zoning remained in place and the proposal in an Overlay District. Mr. Aamodt recommended research whether there were any conditions and discussed design standards of an Overlay. He stated the proposed changes offer improved clarity.

Mr. Mielnik had reviewed the 30-year old Ordinance and each element of it, indicating the standards. The proposal clarifies what is required, stating the most appropriate approach is an Overlay District. Ms. Merchant also commented about clarification purposes of the proposed Overlay District. Mr. Aamodt reiterated the importance of this.

Ms. Renee Savage, Renee's House of Quilting: Owns a business in the COPUD. Has been told she is grandfathered in; however, the Overlay will affect her if she sells upon retirement. Her concern is the foundation and landscaping/berm requirement blocking the business from view of the road and safety impacts.

Mr. Aamodt explained options for parking lot screens and the safety purposes for them. Chair Stratton noted this is also related to the frontage greenbelt.

Mr. Mike Conlin: Expressed that snow is difficult to remove and a berm or wall creates additional drifting.

Mr. Mike Fowler, M-72 Animal Hospital: Addressed issue of excessive snow piles at driveway blocking visibility for exiting customers. Berm requirements could add to these difficulties. The requirements of this proposal are an additional burden to business owners in this corridor.

Mr. Jim Maitland: The proposal does not clarify whether a berm is required if he should choose to put a parking lot behind his building. Article 6.07(a) should include other material options than siding, paint color requirements need to be reconsidered, and the Site Plan Review of 25 items should also be looked at, particularly soil types.

Mr. Ryan Kratchovil, Hutson John Deere: The proposal needs clarification of the "four vehicle rule." ZA Graber noted Hutson is allowed to have 150 items on their industrial property; Ginops has a COPUD. She stated Hutson may apply to amend their Site Plan Conditions with the Planning commission.

CORRESPONDENCE:
Mr. Jim Maitland – COPUD/Site Plan Review

ADJOURNMENT:

Board Action: Mr. Sherman made a motion to adjourn the meeting. Ms. Merchant seconded the motion.
VOTE: YEAS: All. NAYES: None. Motion carried.

The meeting adjourned at 7:12 p.m.

Submitted by: Kay Z. Held, Recording Secretary