

WHITEWATER TOWNSHIP PLANNING COMMISSION AGENDA REGULAR MEETING,

June 5, 2024 7:00 p.m.

Whitewater Township Hall Via ZOOM (if available) and in-person
5777 Vinton Road, Williamsburg, MI 49690
Phone 231-267-5141/Fax 231-267-9020

Zoom:

<https://us06web.zoom.us/j/81444849410?pwd=i0tKaasKNUGBAcZfHiTK1e330Ng9AI.1>

Meeting ID: 814 4484 9410

Passcode: 209687

1. Mic Check, Call to Order, **Pledge of Allegiance**
2. Roll Call of PC Members
3. Set/Adjust Meeting Agenda
4. Declaration of Conflict of Interest pertinent to agenda items
5. Public Comment – Any person shall be permitted to address a meeting of the PC. Public comments shall be carried out in accordance with the following rules and procedures:
 - a. Comments shall be directed to the PC, with questions directed to the Chair.
 - b. Any person wishing to address the PC shall speak from the lectern (or use the raise hand feature if Zoom is being utilized) and state his/her name and address.
 - c. Persons may address the PC on matters that are relevant to Township planning and zoning issues.
 - d. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer a PC member’s questions.
 - e. Public comment shall be limited to 3 minutes per person.

6. Public Hearing:

Special Use Permit Major Home Occupation 10890 Munro Rd

- a. Open Public Hearing
- b. Project Overview (WWT Zoning Administrator)
- c. Project Overview (Applicant)
- d. Public Comment
- e. Close Public Hearing

Questions shall be addressed through the Chair during the public hearing. PC discussion and action shall take place after the public hearing is closed. Action may also take place at a subsequent PC meeting.

7. PC Discussion – SUP application

8. Approval of Special Meeting Minutes of April 18, 2024 and Regular Meeting Minutes of May 1, 2024
9. Correspondence: Elk Rapids Master Plan adoption
10. Reports/Presentations/Announcements/Comments – Read and Review together
 - a. Zoning Administrator – Graber
 - b. Chair – Slopsema
 - c. Township Board Representative – Vollmuth
 - d. ZBA Representative – Wroubel
11. Unfinished Business
 - a. Master Plan (MP)
 - i. M72 MDOT 5-year plan as relates to Master Plan – Lucas Porath
 - ii. Master Plan Draft Revisions per 4/18/24 special meeting
 - b. Zoning Project
 - i. Zoning Map update – Scott McClain / Mielnik
 - ii. Zoning Ordinance Update draft - Mielnik
 - c. Planning Commission Bylaws update –rule of necessity definition – DeYoung
12. New Business
13. Next Meeting: PC Regular Meeting July 10, 2024 at 7pm (note, due to the July 4 holiday the meeting is the second week of July)
14. Public Comment
15. PC Discussion/Comments
 - a. Key Notes to share at next Regular TB Meeting
 - b. Action Items for PC Members reviewed
16. Continuing Education
17. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend Contact the township supervisor at 231-267-5141

Special Use Permit/ Site Plan Review Application

WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159
Williamsburg MI 49690
PH (231) 267-5141 Fax (231) 267-9020

Case No. 5C1182024-02
Date Rec. 03/21/2024 ✓
Fee 100.00
25707

Property Information

Parcel Number 28-13-109-010-12
Address 10890 MUNRO RD
Zoning District A1 Acres 1.45 Current Use RESIDENTIAL

Property Owner Information

Name Scott Trumbull
Address 10890 Munro Rd.
Phone 419-467-4422 Fax _____


Applicant Information

Name SAME
Address _____
Phone _____ Fax _____

Description of Proposed Use (Use reverse side or attach pages as needed)

SEE ATTACHED
MAJOR HOME OCCUPATION - SPECIALTY FOOD PROCESSING

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.


Signature of Applicant

3/21/24
Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.


Signature of Property Owner

3/21/24
Date

TREASURER Chadella M. Beer DATE 3/21/24

Description of Proposed Use

I would like to use the accessory building, which is an existing building on my property for the use of my business. The proposed business is a specialty food processing business. The business is mainly focused on the production of mustard. This business will require no changes to the existing driveway. The building will have a kitchen which will be inspected and regulated by MDARD. The production of mustard will have no smell outside of the building and the only waste that will be produced will be water used to clean the facility after food production has been completed for the day.

Deliveries of raw material will come in once every quarter in a semi truck and will be offloaded with a fork lift. Pick ups will be completed with box trucks and semi trucks twice per month, again with a forklift.

The production process will consist of getting raw materials together in a mixing container roughly 200 - 300 lbs pumping that material through a stone mill and then loading the completed product into jars to be shipped out for wholesale. There will be no retail business at the proposed location at any time, now or in the future.

The proposed site will have a sign above the garage door indicating the name of the business. The sign will comply with all state and local requirements.

Whitewater Township
5777 Vinton Road | P.O. Box 159
Williamsburg, Michigan 49690

Special Land Use: Case # SLUP 2024-02

Applicant: Scott Trumbull
Address: 10890 Munro Road
Williamsburg, Michigan 49690

Phone: 419.467.4423

Parcel ID: 28-13-109-010-12

Zoning District: A1 - Agriculture

Use Request: Applicant is applying for a Special Use to operate a **Major Home Occupation** in an Accessory Building as a special land use subject to site plan review.

HOME OCCUPATIONS: An occupation or business activity located within a residential dwelling or in an accessory building which is clearly subordinate to the principal residential use.

Summary: The Whitewater Township Zoning Ordinance allows for a special use to be permitted in the A1-Agricultural district per the requirements of Article 37, Section 37.40 (copy attached). A Major Home Occupation (Article 37, Section 37.40B) can be conducted within the residence and/or an accessory building, and stipulates that this type of occupation requires a special use permit from the Planning Commission subject to the provisions in Article XXV, Section 25.21.C.

ZONING DISTRICT STANDARDS

1.00 By establishing the parcel location in the A-1 Agriculture zoning district, and by following each sequential zoning district and the referenced permitted uses, the Zoning Administrator has determined that a home occupation (further classified as a major home occupation) is a permitted use. Additionally, the permitted use is subject to special use review by the Planning Commission.

- 1.10** Article XII establishes building sizes, lot sizes, and yard requirements for all zoning districts
- The minimum lot width required is 200' (two-hundred) feet. **Compliant**
 - The minimum lot area required is 40,000 (forty thousand) square feet. **Compliant**
 - The minimum front yard setback required is 30' (thirty) feet. **Compliant**
 - The minimum side yard setback required is 15' (fifteen) feet. **Compliant**
 - The minimum rear yard setback required is 30' (thirty) feet. **Compliant**

SITE/PLOT PLAN REVIEW

1. Application form and fee. **Fee of \$100 paid to Robert Hall on 3/21/2024 receipt #25205**
2. Name, address and phone number of the applicant. **Confirmed on the application**
3. North arrow. **Contained on the GIS map**
4. Legal description of the property. **Tax bill attached with confirmation.**
5. A plan drawn to scale. **GIS map drawing and interior of structure layout attached.**
6. Property lines and dimensions. **Contained on the GIS map**
7. Existing and proposed parking including the number of spaces provided and the number required according to Section 34.00, Off Street Paring and Loading. If changes are made to the parking area, a detail of the pavement, storm water runoff calculations and a description of detentions methods shall be provided.
8. Details of any existing, new, or changes to driveways. **No plans to change.**
9. Location and details of existing or proposed signage. **Possible signage on accessory structure.**
10. General illustration of existing or proposed landscaping. **Contained on GIS map, no plans to add.**
11. Layout of existing or proposed utilities. **Visible upon site inspection**
12. Layout of existing or proposed drainage. **Visible upon site inspection**
13. Floor plan of the building under consideration and building elevations if applicable. **Attached.**
14. Any other items as requested by the Zoning Administrator. **Included a history of Farm View Foods.**

2.00 Having established that the zoning ordinance declares that a Major Home Occupation is subject to special use review by the Planning commission, then it follows that a site plan review is also mandated.

2.10 The plot-plan/site plan contains all of the essential elements as required in Article XXV, Section 25.20.C with the exception of parking being delineated as required under Article XXXIV. The applicant has sufficient area for parking capacity if needed in the future.

SPECIAL LAND USE REVIEW

3.00 HOME OCCUPATIONS (Major Home Occupation) Article XXXVII, Section 37.40.B

B. Major Home Occupations can be conducted within the residence and/or an accessory building located on the property. Signage shall be allowed on site and non-resident employees may be allowed. Further, this type of occupation shall require a special use permit from the Planning Commission and meet the special conditions listed in Article 25.22 (C). Examples - Hairdresser, Retail Shops (including antiques and gifts) and similar uses as determined by the Planning Commission.

3.10 Article XXV, Section 25.22 further provides:

1. At no time shall the number of vehicles on site impose a negative impact on adjacent uses. frequent shipments or deliveries by vehicles having more than two drive-axels are prohibited.
2. The occupation may offer for sale any article or service provided that the sale of any articles shall not have a negative impact on the surrounding areas with regard to noise, light, odors, etc.
3. Hours of operation shall be stipulated by the Planning Commission.
4. Signage size and number(s) shall be determined by the Planning Commission.

5. Home Occupations shall only be permitted when endorsed by the property owner (if applicant is not the property owner). All application materials, site/plot plans and final conditions shall be authorized by the property owner.
6. Such other conditions as may be determined by the Planning Commission.
7. The occupation shall be required to submit an annual permit for administrative review. All annual permits shall be received by the Zoning Administrator by January 15. **Special uses run with the land along with any conditions placed on the parcel by the Planning Commission.**

In the event the Zoning Administrator determines that the occupation no longer complies with the original approval by the Planning Commission, the applicant will be required to submit a revised application for special use approval to the Planning Commission.

(Non-compliance with the zoning ordinance or the approved special land use permit is a VIOLATION. This particular VIOLATION could be remedied by submitting a revised special use application)

RECOMMENDATION

PLOT PLAN

After noting that there is sufficient parking (or deferred parking area available) for the proposed use, the Zoning Administrator would recommend that the Planning Commission make independent findings and conclusions that would support approval of the site plan as presented.

SPECIAL USE

Zoning Administrator would recommend that the Planning Commission make independent findings and conclusions that would support approval of the requested special use as a MAJOR HOME OCCUPATION on located at 10890 Munro Road, Williamsburg, Michigan.

Submitted for Planning Commission review –

Farm View Foods

Zach Hunter, my business partner, and myself, Scott Trumbull are requesting a special use permit to run a food processing company in an existing accessory building located at my residence, 10890 Munro Rd.

Background:

Zach and I found ourselves lost in the daily grind working for separate businesses, but we both knew we wanted to be our own bosses. In a long four year search, we found a food processing business that was selling their assets. The owner was in poor health, and the building he was operating out of had been sold. The past owner's strong passion for the business and his dream for the business to remain in operation under different ownership, drove us to become very interested in this business. We reviewed the company and decided this would be something we could jump into without any knowledge of the food production business and be successful at our dream of being our own bosses. Conveniently, I built an accessory building next to my house back in 2022, which is the perfect place for us to build out a food processing kitchen.

Our Plan:

Starting out, our main focus will be producing mustard. It just so happens that the original company (Old Bech's) was based out of downtown Elk Rapids. It will be great to bring a local favorite back to the area. To our surprise, it does not take much square feet to produce mustard. We will be able to use one third of the existing accessory building to convert it into a state of the art food production kitchen. Some of the great things about mustard is that it does not have an odor outside of the production area and there is no by product that has to be discarded. Our kitchen does not impose any danger to the local area due to the fact that it does not require any open flame to heat the product. If we move forward with producing other products such as BBQ sauce, preserves, and salsa, we have electric kilns that are self contained to heat the product, with no fire hazard. Shipping and receiving will be performed on Munro Rd. and there will never be any retail performed onsite. The volume of truck traffic coming will be based upon sales. The previous owner indicated that trucks came twice a month to pick up and once a quarter to drop off raw material. There will be no changes to the exterior of the building or the property. The kitchen will be inspected annually by MDARD which is a Michigan State Department.

One of the great perks of being located in this town is a local farmer is willing to grow mustard and sell it to us. We will be sourcing our honey, and any fruit used in our product locally as well. These local connections will be a fun part of this business and will allow us to say that we are a truly local company.

About Us:

My Business Partner Zach Hunter and I come from completely different backgrounds. Zach is from the industrial world, at a medical supply company in Traverse City. I come from an aviation background operating a couple small aviation businesses in the Toledo and greater Detroit area. Zach was born and raised in Williamsburg, where he still resides. I was born and raised in a suburb of Toledo and moved up here in 2004, out for a while and back in 2020. Zach and I both share a passion for food and business which pushed us to pursue this endeavor. We believe that this business will allow us to enjoy what northern Michigan has to offer together with running a successful business.

200 ft

653 ft elevation

Weather

Gay Rd

Munro Rd

650ft

660ft

TRUMBULL
SCOTT

Munro Rd

HUBBELL
KENDRA
B & HEARY
RYAN J

640ft

mapbox

Hyb
2D



10890 MUNRO RD
SCOTT TRUMBULL
419-467-4423



200'

33' R/W

15' OFFSET

↑
145'
↓

DRIVE WAY

1.45 ACRES

FIELD

301.58'

ELECTRIC METER (NEW)

329.88

Accessory Building

70'

TANK

15.6'

HOUSE

56'

WELL

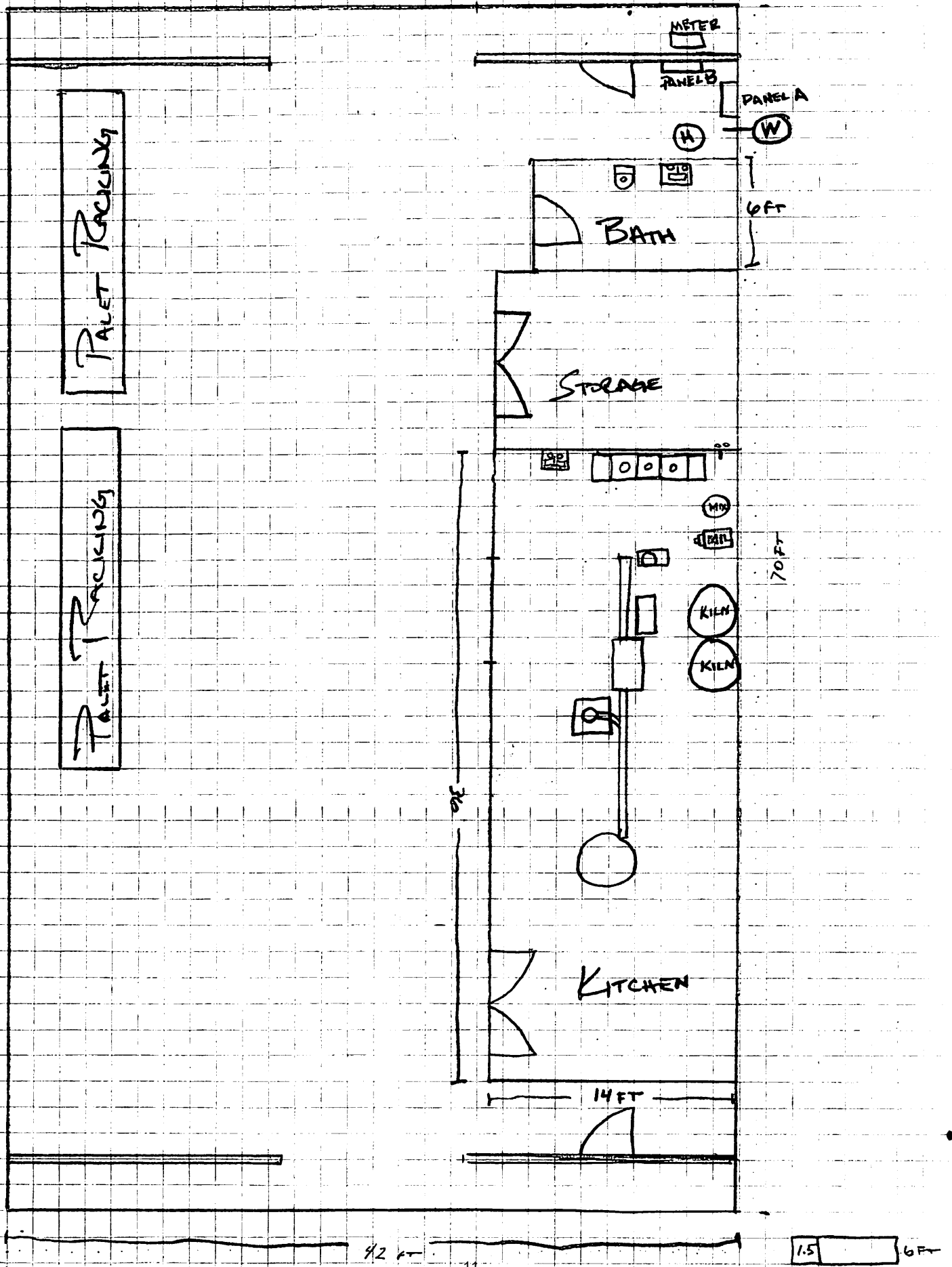
42'

EXISTING OVERHEAD ELECTRIC

202.18'

ACCESSORY BUILDING

→



THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: DAWN KUHN, ASSESSOR WHITEWATER TOWNSHIP P O BOX 159 WILLIAMSBURG MI 49690	<h3 style="text-align: center;">PARCEL IDENTIFICATION</h3> PARCEL NUMBER: 28-13-109-010-12 PROPERTY ADDRESS: 10890 MUNRO RD WILLIAMSBURG, MI 49690															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49611 TRUMBULL SCOTT 10890 MUNRO RD WILLIAMSBURG, MI 49690-9518 	<h3 style="text-align: center;">PRINCIPAL RESIDENCE EXEMPTION</h3> % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
LEGAL DESCRIPTION: PT OF NW 1/4 SEC 9 T28N R9W; COM NW CRN TH S 0 DEG 20'45" W ALONG CENTERLN OF MUNRO RD 291' TO POB. TH CONT S 0 DEG 20'45" W 200' TH N 89 DEG 58'05" E 301.58' TO PT ON CENTERLN OF ABANDONED C & O RAILROAD; TH N 8 DEG 23'23" E 202.18' TH S 89 DEG 58'05" W 329.88' TO POB. SUBJ TO MUNRO ROW, ESMTS, RESERVATIONS AND RESTRICTIONS																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)																
PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)																
The change in taxable value will increase/decrease your tax bill for the 2024 tax year by approximately: \$141	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">PRIOR AMOUNT YEAR: 2023</th> <th style="width: 30%;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th> <th style="width: 40%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">117,565</td> <td style="text-align: center;">123,443</td> <td style="text-align: center;">5,878</td> </tr> <tr> <td style="text-align: center;">119,100</td> <td style="text-align: center;">139,300</td> <td style="text-align: center;">20,200</td> </tr> <tr> <td colspan="3">3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> </tr> <tr> <td style="text-align: center;">119,100</td> <td style="text-align: center;">139,300</td> <td style="text-align: center;">20,200</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	117,565	123,443	5,878	119,100	139,300	20,200	3. TENTATIVE EQUALIZATION FACTOR: 1.000			119,100	139,300	20,200
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117,565	123,443	5,878														
119,100	139,300	20,200														
3. TENTATIVE EQUALIZATION FACTOR: 1.000																
119,100	139,300	20,200														
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																
6. Assessor Change Reason: Market Adjustment																

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

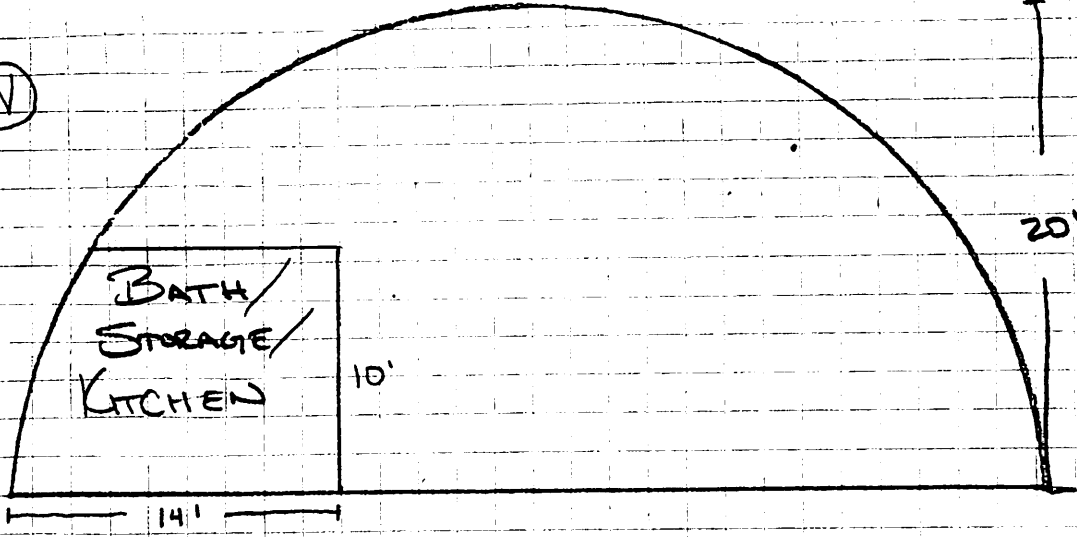
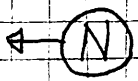
Name: DAWN M. KUHN	Phone: (231) 409-1827	Email Address: BORAPPEALS@GMAIL.COM
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:

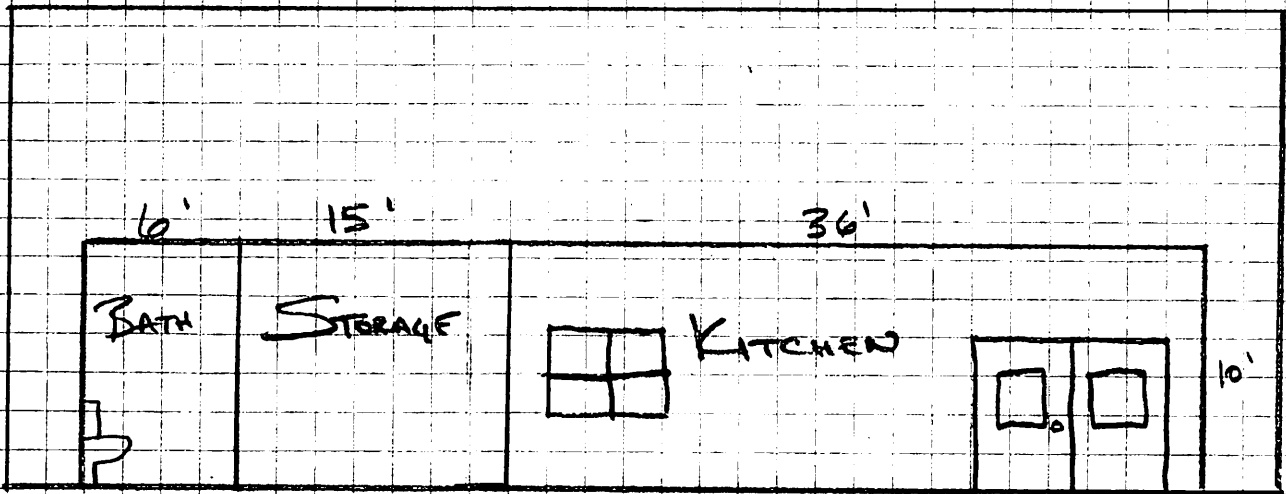
APPEALS BY APPOINTMENT: MARCH 11 FROM 3PM-9PM AND MARCH 14 FROM 9AM-3PM

ALL APPEALS WILL BE HELD IN- PERSON. APPOINTMENTS ARE ENCOURAGED TO BE MADE BY NOON ON MARCH 8 BY CALLING DAWN KUHN, ASSESSOR 231-409-1827. PROTESTS BY MAIL MUST BE RECEIVED BY NOON OF 3/12/23

PLEASE COME PREPARED, YOU MUST PROVIDE PROOF OF INACCURACY OR THE BOARD WILL NOT BE ABLE TO ADJUST YOUR PROPERTY VALUE. ALL REPRESENTATIVES MUST HAVE WRITTEN AUTHORIZATION FROM THEIR CLIENT.



FRONT VIEW (ROAD SIDE)



SIDE VIEW (FACING NORTH)

**Michigan Department of Agriculture and Rural Development (MDARD)
Request to Review On-site Water Supply and/or Wastewater System
In accordance with 2000 P.A. 92, as amended**

Food establishments are required to have a water supply, sanitary sewage disposal and process wastewater disposal systems that are adequate for their intended use and approved by the appropriate regulatory authorities.

Sanitary sewage is greywater and blackwater from toilets, hand sinks, kitchen sinks, clothes washing machines, showers, some three compartment sinks etc. Waste from restaurant operations and traditional grocery operations including traditional retail meat room activities derived from USDA inspected meats are also considered sewage. Examples of locations that would produce sanitary sewage are traditional convenience stores, dollar type stores, full-service groceries stores with traditional meat departments, etc. The Local Health Departments have jurisdiction over all on-site sanitary sewage disposal system approvals.

Process wastewater is water that contacts any raw material, product, by-product, or waste created during the production of food. Examples of locations that produce process wastewater are wineries, cider production facilities, potato chip manufacturers, fruit processors, animal slaughter and associated processing, egg washing, other food manufacturers, etc. On-site process wastewater discharge may require a groundwater discharge permit issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, Groundwater Permits Unit (EGLE).

If your facility only produces sanitary sewage waste, then an on-site sewage system can be approved by the local health department. If your firm produces process wastewater then it must be evaluated by EGLE. Combined sewage and process systems must be evaluated by EGLE. Therefore, a food establishment may be required to have a review by both the Local Health Department and EGLE.

You are responsible for making any necessary improvements, including obtaining required permits.

Applicant Instructions:

MDARD will complete **SECTION 1**. Take this application with SECTION 1 completed to your LHD, Environmental Health Division. To locate your LHD please go to: www.malph.org and click on "Directory." Pay any required LHD fees.

The LHD will complete the requested review and return the completed form to both you and your MDARD inspector. You may be asked to work with the LHD on corrections and resubmit this form, documenting that any required corrections were made.

If your firm generates process wastewater MDARD will email a copy of this application with SECTION 1 completed to the EGLE Ground Water Permits Unit. EGLE staff will contact you if a Ground Water Discharge Permit is required or if a modification of your current permit is necessary. If you have wastewater questions, contact the EGLE Groundwater Permits Unit at 517-290-9607 and reference this form.

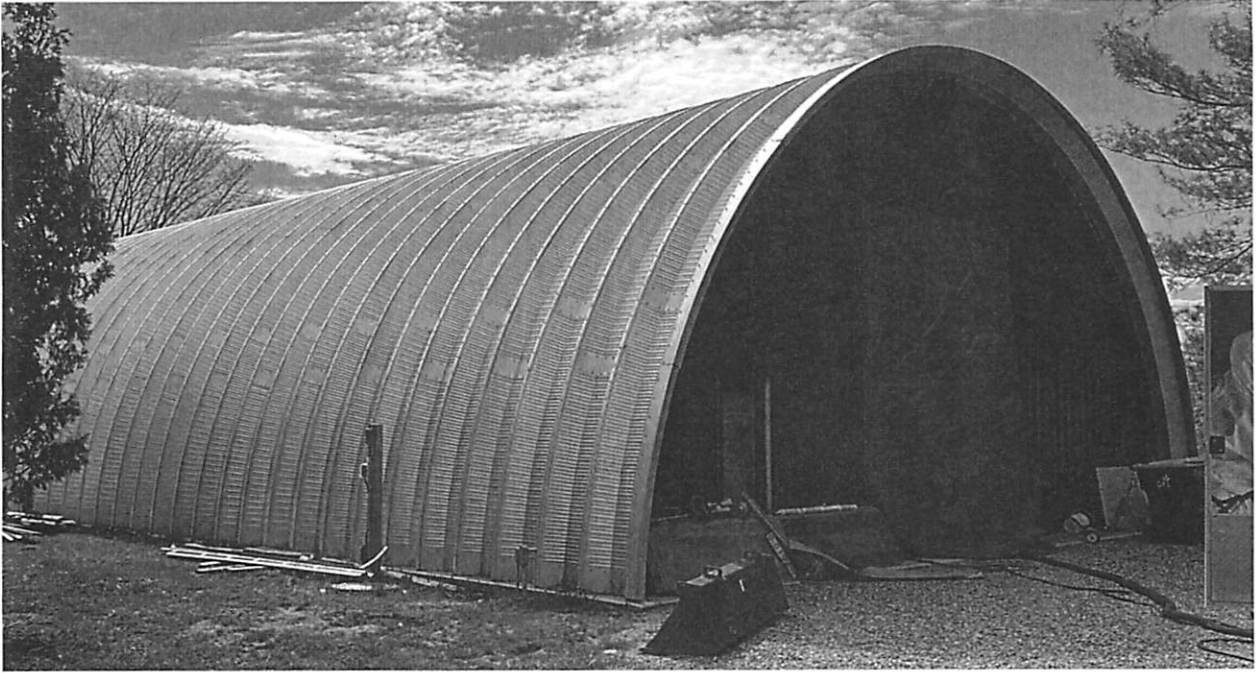
Note: MDARD will notify applicable LHD and EGLE of referral by e-mailing them a copy of this form with SECTION 1 completed.

SECTION 1, for MDARD use:

Establishment Name & License/Application Number (if known) Farm View Foods	Owner's Name Scott Trumbull	Phone No. 419-467-4423	
Establishment Address 10890 Munro Rd	City Williamsburg	MI	Zip 49690
Owner's E-mail Address strm333@icloud.com			

Review Requested:

- Water supply system
- On-site sanitary sewage system
- Processing wastewater system (EGLE)
- Comingled sanitary sewage and processing wastewater system (EGLE)



**ARTICLE X
AGRICULTURAL A-1**

10.00**10.10 USES PERMITTED.**

No building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part for other than one or more of the following specified uses, viz:

A. All uses permitted and as regulated in Residential District R- 2, except that each dwelling or main building shall be located on a lot or parcel of land containing not less than forty thousand (40,000) square feet of area unbroken by any public road, street or thoroughfare and having a minimum width of two hundred (200) feet.

B. Farming of all types, including the construction and maintenance of migrant worker's quarters, provided that yard requirements are met and provided further, that no enclosure or space for the permanent housing of livestock, poultry or other animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

C. Golf courses.

D. Riding academies and stables, veterinarian hospitals and kennels, provided that no enclosure or space for the permanent housing of animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

E. Roadside stands for the sale of fresh and/or processed fruits and vegetables, raw forest products, cut flowers, and potted plants that are grown or produced on said property, provided the following conditions are met.

1. Shall not exceed twenty-five (25) square feet in area.
2. Shall have no more than one (1) double-sided temporary sign, not to exceed 3 square feet in area.
3. Shall not be closer than twelve (12) feet to any road right-of-way.

F. The Planning Commission may permit agricultural dumps when the same are in a land area of not less than twenty (20) acres and are located at least three hundred (300) from the nearest lot line and at least one hundred (100) feet from the nearest right-of-way line and provided that they are utilized only for junk or refuse of the owner and from farming activities and provided that the Planning Commission shall impose as one of the conditions of usage that no bulky items be deposited in said dump.

G. Farm markets for the sale of locally grown fresh and/or processed farm produce, raw forest products, cut flowers, potted plants, and other agricultural products, provided the following conditions are met.

1. Structure shall not exceed six hundred (600) square feet in area and shall be set back at least fifteen (15) feet from the road right-of-way. Or shall not exceed six hundred (600) square feet of sales area in a larger structure that has additional space for

storage or similar farming operation use in that same structure and shall comply with setbacks of the Agricultural A-1 district.

2. Shall be operated in conjunction with a farm operation.
3. Shall be deemed to be an agricultural accessory use.
4. A majority of the agricultural products offered for sale shall be grown on premises. Other agricultural products may be sold, but must be grown in Michigan.
5. An area not to exceed twenty-five percent (25%) of the total square footage of the structure may be devoted to non-farm products.
6. Adequate entrance, exit, and off-street parking shall be provided.
7. Sign Restrictions
 - a. One of the following shall be chosen for on-premise signs:
 - (1) One (1) sign, double-sided, not exceeding twenty-four (24) square feet in area, designating a farm market or farm, and two (2) double-sided temporary signs, not to exceed twelve (12) square feet.
 - (2) One (1) sign, double-sided, not to exceed thirty-two (32) square feet.
 - b. Five (5) off-premise temporary signs directing traffic toward the farm market, each sign not exceeding twelve (12) square feet and not more than two signs visible on the same road by a given farm market.
 - c. All signs shall be set back at least five (5) feet from the public right-of-way.
 - d. All temporary signs shall be removed at the end of the selling season (May 1 to December 31).
- H. Private Family Campgrounds subject to Article XXXVII, Section 37.50.

10.11 USES PERMITTED BY SPECIAL USE PERMITS

- A. Planned Unit Development
- B. Commercial Campgrounds subject to Article XXV, Section 25.21 D.

- storage or similar farming operation use in that same structure and shall comply with setbacks of the Agricultural A-1 district.
2. Shall be operated in conjunction with a farm operation.
 3. Shall be deemed to be an agricultural accessory use.
 4. A majority of the agricultural products offered for sale shall be grown on premises. Other agricultural products may be sold, but must be grown in Michigan.
 5. An area not to exceed twenty-five percent (25%) of the total square footage of the structure may be devoted to non-farm products.
 6. Adequate entrance, exit, and off-street parking shall be provided.
 7. Sign Restrictions
 - a. One of the following shall be chosen for on-premise signs:
 - (1) One (1) sign, double-sided, not exceeding twenty-four (24) square feet in area, designating a farm market or farm, and two (2) double-sided temporary signs, not to exceed twelve (12) square feet.
 - (2) One (1) sign, double-sided, not to exceed thirty-two (32) square feet.
 - b. Five (5) off-premise temporary signs directing traffic toward the farm market, each sign not exceeding twelve (12) square feet and not more than two signs visible on the same road by a given farm market.
 - c. All signs shall be set back at least five (5) feet from the public right-of-way.
 - d. All temporary signs shall be removed at the end of the selling season (May 1 to December 31).
- H. Private Family Campgrounds subject to Article XXXVII, Section 37.50.

10.11 USES PERMITTED BY SPECIAL USE PERMITS

- A. Planned Unit Development
- B. Commercial Campgrounds subject to Article XXV, Section 25.21 D.

10.00

**ARTICLE X
AGRICULTURAL A-1**

10.10 USES PERMITTED.

No building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part for other than one or more of the following specified uses, viz:

A. All uses permitted and as regulated in Residential District R- 2, except that each dwelling or main building shall be located on a lot or parcel of land containing not less than forty thousand (40,000) square feet of area unbroken by any public road, street or thoroughfare and having a minimum width of two hundred (200) feet.

B. Farming of all types, including the construction and maintenance of migrant worker's quarters, provided that yard requirements are met and provided further, that no enclosure or space for the permanent housing of livestock, poultry or other animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

C. Golf courses.

D. Riding academies and stables, veterinarian hospitals and kennels, provided that no enclosure or space for the permanent housing of animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

E. Roadside stands for the sale of fresh and/or processed fruits and vegetables, raw forest products, cut flowers, and potted plants that are grown or produced on said property, provided the following conditions are met.

1. Shall not exceed twenty-five (25) square feet in area.
2. Shall have no more than one (1) double-sided temporary sign, not to exceed 3 square feet in area.
3. Shall not be closer than twelve (12) feet to any road right-of-way.

F. The Planning Commission may permit agricultural dumps when the same are in a land area of not less than twenty (20) acres and are located at least three hundred (300) from the nearest lot line and at least one hundred (100) feet from the nearest right-of-way line and provided that they are utilized only for junk or refuse of the owner and from farming activities and provided that the Planning Commission shall impose as one of the conditions of usage that no bulky items be deposited in said dump.

G. Farm markets for the sale of locally grown fresh and/or processed farm produce, raw forest products, cut flowers, potted plants, and other agricultural products, provided the following conditions are met.

1. Structure shall not exceed six hundred (600) square feet in area and shall be set back at least fifteen (15) feet from the road right-of-way. Or shall not exceed six hundred (600) square feet of sales area in a larger structure that has additional space for

7.00

ARTICLE VII

(Revised in its entirety; Effective 01/04/2020)

MULTIPLE RESIDENTIAL R-2 & R-3

RESIDENTIAL R-2

7.01 INTENT.

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

7.10 PERMITTED USES.

The following uses are permitted by right in the R-2 District:

- A. All uses permitted by right in the Residential District R-1.
- B. Two family dwellings.
- C. Schools.
- D. Farming of all types, subject to the requirements of Article 37, Supplementary Provisions.
- E. Libraries.

7.11 USES PERMITTED BY SPECIAL USE PERMIT.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-1.
- B. Planned Unit Developments.
- C. Residential Care Facilities, Convalescent or Nursing Homes.

7.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.13 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

7.50 RESIDENTIAL R-3.

7.51 INTENT.

It is the intent of the Residential District R3 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouse, apartments, and other compatible uses.

7.60 PERMITTED USES.

The following uses are permitted by right in the R-3 District:

- A. All uses permitted by right in Residential District R-2.

7.61 SPECIAL USES.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-2.
- B. Multi-family dwelling such as townhouses and apartments.

7.62 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.63 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

7.50 RESIDENTIAL R-3.

7.51 INTENT.

It is the intent of the Residential District R3 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouse, apartments, and other compatible uses.

7.60 PERMITTED USES.

The following uses are permitted by right in the R-3 District:

- A. All uses permitted by right in Residential District R-2.

7.61 SPECIAL USES.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-2.
- B. Multi-family dwelling such as townhouses and apartments.

7.62 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.63 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

7.00

ARTICLE VII

(Revised in its entirety; Effective 01/04/2020)

MULTIPLE RESIDENTIAL R-2 & R-3

RESIDENTIAL R-2

7.01 INTENT.

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

7.10 PERMITTED USES.

The following uses are permitted by right in the R-2 District:

- A. All uses permitted by right in the Residential District R-1.
- B. Two family dwellings.
- C. Schools.
- D. Farming of all types, subject to the requirements of Article 37, Supplementary Provisions.
- E. Libraries.

7.11 USES PERMITTED BY SPECIAL USE PERMIT.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-1.
- B. Planned Unit Developments.
- C. Residential Care Facilities, Convalescent or Nursing Homes.

7.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.13 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

37.20 Raising and Keeping of Animals

- A. The keeping of domestic animals shall be allowed provided that the animals are maintained so as to not constitute a public nuisance. Dogs shall be limited to three (3).
- B. The keeping of livestock, including horses and poultry shall be allowed provided that the same are kept on a parcel of land of not less than two and one-half (2 1/2) acres and provided further that all livestock and poultry be properly housed and fenced so as not to be a public nuisance and provided that no enclosure or space for the permanent housing of livestock or poultry shall be located nearer than one hundred (100) feet from any adjoining property line or highway right-of-way.
- C. The keeping of female poultry and rabbits is permitted on parcels of land less than two and one-half (2 1/2) acres provided that the female poultry is properly housed and adequately contained within the property so as not to be a public nuisance and provided that no enclosure or space for permanent housing shall be located nearer than forty (40) feet from any adjoining property line or highway right-of-way.

37.30 Dog Kennels


Dog kennels shall be subject to the following conditions:

- A. The parcel of land upon which such activity is conducted shall be no less than ten (10) acres in area.
- B. All enclosures for breeding, rearing, shelter or other uses in conjunction with the harboring of dogs, shall be hard surfaces and provide proper drains for washing with water pressure.
- C. All breeding areas, runs and shelter areas shall not be located nearer than two hundred (200) feet from any adjoining property line or highway right-of-way.
- D. The entire facility including breeding areas, shelters and runs shall be enclosed by a visual screen or sound reducing wall or fence six (6) feet in height.



37.40 Home Occupations

Home Occupations shall be divided into 2 classes: Minor and Major Home Occupations.

- A. Minor Home Occupations shall be conducted entirely within a residence, must be operated by the occupants of the residence and there shall be no visible external evidence of the occupation. This type of occupation shall not require permitting from the Township. Examples – Internet Sales, Accountants, Artists, Engineers, Medical Marijuana Caregivers, Private Teachers/Tutors, Authors, Wedding Planners and similar uses.
-  B. Major Home Occupations can be conducted within the residence and/or an accessory building located on the property. Signage shall be allowed on site and non-resident employees may be allowed. Further, this type of occupation shall require a special use permit from the Planning Commission and meet the special conditions listed in Article 25.21 (C). Examples – Hairdresser, Retail Shops (including antiques and gifts) and similar uses as determined by the Planning Commission.

DRAFT
WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
April 18, 2024

Call to Order at 7:00 p.m.

Roll Call: Jacobson, Keaton, Wroubel, Peltonen, DeYoung, Slopsema

Absent: Vollmuth

Also in attendance: Planner Mielnik, Acting Recording Secretary Cheryl Goss and Zoning Administrator Graber

Next meeting date corrected to May 1.

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment:

7:02 p.m. begin

Heidi Vollmuth via Zoom

7:06 p.m. end

Special Meeting Business:

1. Draft Master Plan Review and Discussion. Resident Outreach Subcommittee (ROS) and public invited to share. ROS member McElwee presented written notes and discussion ensued regarding alternative energy, rezoning, zoning districts including Ag and RC, shoreline stewardship and front yard setbacks.

ROS member Buczkowski presented notes. Slopsema presented a picture. Discussion ensued regarding topics on responsibility of roads and non-motorized trails connecting to TART and Nakwema (TC to Charlevoix).

ROS member Stratton presented written notes and discussion ensued regarding rural character, flood plains and survey responses to scenic views.

Kim Mangus via Zoom commented on goals, private property rights, rural character, agri-tourism, environmental protections, front yard setbacks, private roads, M72 corridor plans, picture on page 96 and future land use map.

PC member Keaton commented on and discussion ensued regarding recreational assets.

PC member Peltonen commented on and discussion ensued regarding the 2017 marijuana survey and referendum.

PC member Jacobson commented on and discussion ensued regarding various word changes for clarity, property rights, topographical map, school, housing, infrastructure for electric vehicles, short term rentals, village district, RC district, zoning maps, recent development, zoning, fire department, possibility of a forth coming design guidance manual, flexibility of this document, attendance of outreach events and sewer/septic around lakes.

PC member Wroubel commented on vision and goals.

PC member DeYoung commented on and discussion ensued regarding PUDs and developments.

PC Chair Slopsema presented written notes and discussion ensued regarding lot sizes, goals, zoning terminology, definitions, and zoning maps.

Everyone agreed Mielnik did an excellent job on the Master Plan Draft. Thank you!!
Mielnik will update the draft with proposed changes.

2. Anything else related to the Master Plan
Buczkowski noted the lack of private road designations on map 8.
Mielnik followed up with Barry Hicks of Networks Northwest regarding the Metropolitan Planning Organization (MPO) and Whitewater's eligibility.

Next meeting: May 1, 2024 at 7 p.m.

Public Comment:

9:49 p.m. begin

Deb Graber

Michael Sherman

Kim Mangus

9:55 p.m. end

Commission Discussion/Comments: None

Adjournment:

MOTION by Jacobson, second by DeYoung to adjourn. On voice vote, all in favor.

Meeting adjourned at 9:56 p.m.

Respectfully Submitted

Lois MacLean,

Recording Secretary

DRAFT

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
May 1, 2024

Call to Order at 7:00 p.m.

Roll Call: Jacobson, Keaton, Wroubel, Slopsema, DeYoung, Peltonen, Vollmuth

Absent: None

Also in attendance: Recording Secretary MacLean and Zoning Administrator Graber

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment:

7:02 p.m. begin

Rod Rebant

7:16 p.m. end

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson second by Wroubel to approve the Regular Meeting Minutes of April 3, 2024, as amended.

On voice vote, all in favor. Motion carried.

Correspondence: None

Reports and Presentations:

Zoning Administrator Report, Graber: In addition to the report in the packet Graber notes that she has changed the format of the report. Training on the steps of Special Use Permit (SUP) and Site Plan Review (SPR) public hearing, Graber notes there are differences between what MTA suggests and what our zoning ordinance says.

Westwind Construction SUP and SPR, large commercial project on M72.

MOTION by DeYoung, second by Keaton to hold a special meeting May 29, at 7 p.m. for the public hearing of Midwest V, LLC, property owner Dennis & Judith Hoxie, parcel number 28-13-005-008-25 for Site Plan Review and Special Use Permit.

On voice vote, all in favor. Motion carried.

There is a second SUP public hearing that will be held at the regular meeting on June 5.

Chair's Report, Slopsema: None

Township Board Rep, Vollmuth: No meeting in April. Presented education material on creating the PC annual report. Slopsema requests that Vollmuth create a report that indicates what changes she requests and present to the PC at a meeting.

Slopsema notes that any additional meeting materials that will require follow up needs to be included in the packet.

Correspondence that Vollmuth received will be sent to PC members and will be included in the next meeting packet.

ZBA Representative, Wroubel: No cases in April.

Committee Reports: None

Unfinished Business:

1. Master Plan

a. Timeline discussion, Mielnik did a run through of the timeline. The PC sends the Draft plan to the board for permission to distribute. When the PC completes their steps the township board approves or rejects it. If the Township Board rejects it they have to tell why so it can be addressed by the PC.

Consensus that once the draft is approved by the PC it will be presented to the Board in a meeting packet.

b. April 18 meeting comments discussion, Mielnik is reviewing the suggestions and the updated draft will be available to review at the June meeting.

Correspondence to individual members should be shared with the chair if the person corresponding wants it included in the packet.

c. Anything else related to the MP, prioritize goals based on the Master Plan. Discussion on setting priorities.

2. Zoning Ordinance Project
 - a. Zoning map status, surveyor is nearly done. Planning the presentation to the PC at the June meeting. The zoning map is part of the zoning ordinance.
 - b. Zoning Ordinance status update Mielnik provided a presentation of the ZO project. Mielnik believes he can have it ready for the PC to review in June for a meeting review in July.
 - c. Anything else related to the Zoning Project - nothing.
3. PC Bylaws update rule of necessity – postpone to June.

New Business:

1. Schedule Site Plan Review and Special Use Permit Public Hearings, May 29 at 7 p.m.

Next meeting: Special meeting: May 29 at 7 p.m. Regular meeting: June 5, 2024

Public Comment: 9:01 None

Commission Discussion/Comments:

Keynotes to share with TB and Action items reviewed: The PC will get the drafts of the Zoning Ordinance clarification and the Master Plan for the June meeting. Map surveyor is planned to present at the June meeting. MDOT presentation will be planned for the June meeting.

Continuing Education: Graber will provide the site plan review spread sheet with the packet. Bring your questions from the site visit. Request written comments be submitted for adequate review by May 22.

MOTION by DeYoung second by Jacobson to adjourn.

On voice vote, all in favor. Motion approved.

Adjournment: 9:18 p.m.

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

Respectfully Submitted
Lois MacLean,
Recording Secretary

Township of Elk Rapids

315 Bridge Street • P.O. Box 365 • Elk Rapids, Michigan 49629
Telephone 231-264-9333 • Fax 231-264-6676

RECEIVED
5-28-24
6

May 21, 2024

Whitewater Township
Planning Commission
P.O. Box 159; 5777 Vinton Road
Williamsburg, MI 49690

RE: Notice of Adoption of Master Plan

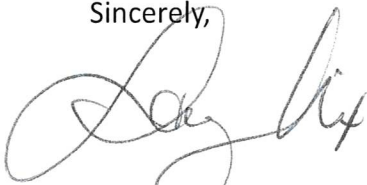
Over the past several months, the Elk Rapids Township Planning Commission has worked to update the Township Master Plan. During the months of March 2024 and April 2024 the Planning Commission and the Township Board approved the Master Plan, pursuant to the requirements of the Michigan Planning Enabling Act (MPEA), as amended (MCL 125.3843).

Under Section 43 of the MPEA, your community or agency were provided an opportunity to comment on the draft plan and now receive this notice of adoption of the Master Plan.

The adopted Master Plan can be found at <https://www.elkrapids.com/planning-commission.html> or by contacting the Elk Rapids Township Clerk, Shelley Boisvert, at sboisvert@elkrapids.com. If you have any questions, please contact Shelley Boisvert.

Thank you for your interest.

Sincerely,



Larry Nix, PCP
Zoning Administrator/Planner



9304 Wheeler Oaks Drive, Williamsburg, Michigan 49690 734-770-2698 Email:randy@northplaceplanning.com

MEMO

To: Whitewater Township Planning Commission
From: Randy Mielnik, AICP
CC:
Date: May 23, 2024
Re: Master Plan Edits

Listed below are the edits made to the Master Plan following the April 18, 2024 meeting. An updated version of the Master Plan is posted on the Township website and is dated May 22, 2024. Please note that because some pages were added, page numbers differ between the old version (3-19-2024) and the new version (5-22-2024). Topics and issues are referenced using old page numbers, while edits are referenced using new ones.

Some minor typographical edits were also made that are not listed below.

PC/ROS AND OTHER EDITS MADE TO THE MASTER PLAN FOLLOWING THE 4-18-2024 MEETING

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Hedi Vollmuth	Include information about recreational vehicle travel in the plan section that deals with mobility. Recreational vehicles include snowmobiles and other off-road modes of travel.	Added provided material. See Pages 51 and 52.
Tom McElwee	Page 64 – add a more specific description of comments about alternative energy	Added more detail about comments received. See Page 67

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Tom McElwee	Page 78 – Under 2-B _ Question about the word “discouraged” (last word under Specific Category).	Changed the last sentence to read...Page 81. Rezoning to other more intensive zoning districts is discouraged. More intensive zoning districts such as R-1, R-2, R-3, Commercial or Industrial would allow more substantial development and diminish rural character.
Tom McElwee	Page 87 – Question about the relationship between RC Zoning and State Land Ownership.	Reworded middle part of Paragraph 2 to read- Page 90. Except for areas around Island Lake and Truax Lake, many privately owned tracts throughout this area provide home sites on larger lots (5 acres or more). Land use in this area is not expected to change much in the future, given the large amount of State Forest Land and the fact that much of the privately held property has already been developed with homes. Any undeveloped parcels could be developed under requirements set forth under the RC Zoning District.
Tom McElwee	Page 95 – Question about the township's support for the education of waterfront property owners. Eliminate “Continue to” under the first bullet under Planning Strategies	Page 98 Eliminated “Continue to” in the first bullet under Planning Strategies.
Tom McElwee	Page 109 Middle of the last paragraph – Reword to more clearly state that when the GTRC finishes its study, the PC should act to adjust front-yard setbacks accordingly,	Changed to read. Page 112, right paragraph -middle Pending completion of work by the Road Commission, the Planning Commission should consider adjustments to the minimum front yard setbacks and change how it is measured such that the required dimension is from the right-of-way centerline. This likely applies to major roads such as Elk Lake Road, Williamsburg Road, and Supply Road. This would enable new construction to be setback from a new road right-of-way, and the appropriate amount of space should the right-of-way expand. The graphic below illustrates a hypothetical situation where the right-of-way expands from 66 feet to 120 feet. It should be noted that the Whitewater Township Zoning Ordinance presently requires a 150-foot setback from the existing right-of-way line along Supply Road.

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Gary Buczkowski	<p>Page 106</p> <p>Drew attention to the change of Road Commission funding as it impacts townships.</p> <p>Page 81 Offered a proposed new goal – 3-G</p>	<p>Page 109</p> <p>Reworded intro paragraph to address the GTCRC Asset Management Plan and the need for a greater township role.</p> <p>Added new Goal – 3-G on Page 85 addressing the need to consider the township’s fiscal responsibility for maintaining and future rehabilitation of Whitewater Township Roads.</p> <p>Also added Goal 3-G to Goal Summary on Page 88.</p>
Gary Buczkowski	<p>Page 107 #2</p> <p>Need to note that the US 35 Bike Route in Acme Township is likely to move west when Nakwema Trailway is built along US 31. This makes the Hawley Road connection unnecessary.</p> <p>Reword and reorder priorities listed in bullets #1, #2, and #3. s.</p>	<p>Page 110: Reword the material from the end of the first paragraph toward the numbered list to read;</p> <p>Linking the Whitewater Township community to the existing and developing regional trail network is a priority. Four specific ways shown on Map 11 can accomplish this. Listed in no order of priority, these include:</p> <ol style="list-style-type: none"> 1. Elk Rapids and Elk Rapids Township have Master Plans that discuss the value of bike and pedestrian mobility. The Draft Elk Rapids Township Master Plan specifically discusses assessing the feasibility of a bike path along Elk Lake Road. No detail is provided, but this bike path may be a dedicated bike lane or a paved shoulder. A bike path along Elk Lake Road can continue south past M-72 through Whitewater Township along Williamsburg Road to potentially connect with the Iron Bell Trail (near the Supply Road/Williamsburg Road Intersection) and the TART Trails further west off Supply Road. 2. With a non-motorized connection along Elk Lake Road and Williamsburg Road, desirable connections to the east can be made to the Lossie Trail/Battle Creek Natural Area. This could be accomplished with a dedicated trail or a paved shoulder along Old M-72 and Cook Road. 3. Connecting Whitewater Township Park to an Elk Lake Road non-motorized trail is also desirable as it would offer visitors/campers a non-motorized option to travel to Elk Rapids or other destinations on foot or on a bike. Park Road is unpaved today, but should it be

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
		<p>upgraded to provide a paved surface, it should incorporate a paved shoulder or other accommodations for non-motorized travel.</p> <p>4. A non-motorized connection between the intersection of Elk Lake Road and Old M-72 to the existing TART Trail near Bates Road and M-72 to the west is desirable. A connection may be possible using the railroad tracks that cross Old M-72 (east of Elk Lake Road) and lead behind the Turtle Creek Casino property toward Bates Road and New M-72. The idea of non-motorized travel options on Old M-72 also dovetails well with redevelopment concepts discussed in the previous chapter. If such a route is not feasible, an alternative route along M-72 may be possible, subject to variables such as the possibility of a signal at Bates Road and the future use of the railroad tracks (discussed later). The connection between the TART Trailhead along the south side of New M-72 and Williamsburg Road provides a safe signalized crossing at New M-72 and the Elk Lake/Williamsburg Road intersection. These options would provide residents with non-motorized access in multiple directions and allow a linkage to the greater Traverse City region and the Nakwema Trailway that will ultimately reach Charlevoix.</p> <p>Reword the first sentence in the following sentence to:</p> <p>More investigation is needed to explore non-motorized transportation options and alternatives fully.</p> <p>Update Map 11 Accordingly – Page 111.</p>
Gary Buczkowski	Page 44 – the map lumps private and public roads together and calls them local roads.	A new Map is provided on Page 45 that separates public and private local roads.
Rene Stratton	Noted that preserving township floodplains, wetlands, watersheds, and water bodies has not been clearly included as part of preserving rural character. The request is to	Page 81... Amend first paragraph to read ... Preserving Whitewater Township’s rural character is important to most residents, and they support actionable steps toward this goal. Rural character is generally associated with “orchards, farm stands, and

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
	<p>add verbiage that covers the preservation of rural character elements.</p>	<p>other agricultural land; “woodlots and forests,” and “extended views of undeveloped land across the landscape.” As some forms of development activity are regarded as threatening rural character, future initiatives, and action steps are geared toward basic zoning changes that would help protect the rural character. This includes preserving landscape features such as wetlands, floodplains, and water bodies. An updated zoning ordinance should support protections for such features as local rural character landscape elements. Some requirements existed in previously repealed zoning language (Article 27).</p> <p>Page 81. 4th bullet. Amend to read:</p> <p>Reconsider eliminating some zoning requirements previously in Article 27 (regulations for Environmentally Sensitive Areas). These zoning requirements are related to issues such as wetlands, steep slopes, groundwater recharge areas, areas subject to erosion, etc. Reinstating certain requirements would protect sensitive areas and help preserve rural character.</p>
<p>Al Keaton</p>	<p>Include mention of the Sands Lake Quiet Area as an important feature of Whitewater Township.</p>	<p>Reworded the first paragraphs on Page 37 to</p> <p>Generally, south of M-72, the landscape is heavily wooded, with trees extending across a gently rolling terrain. Tree species include northern hardwoods (maple, birch, oak, beech, etc.). Much of the land south of M-72 is part of the Pere Marquette State Forest, which extends throughout more than a dozen counties on the western side of Michigan's lower peninsula. Permanent and seasonal homes on larger lots, along with seasonal roads and recreational trails, are found throughout this region.</p> <p>Also, within the Pere Marquette State Forest and Whitewater Township, the Sand Lakes Quiet Area is a place where motorized activity is banned. This area is nearly 2,800 acres, and the terrain includes rolling hills and lakes. Walking trails extend more than seven miles, and places to camp are provided in this area. Outdoor activities include cross-country skiing, fishing, hiking, hunting, mountain biking, snowshoeing, and wildlife watching.</p>

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
		<p>Map 4 illustrates the extensive land holdings of the State of Michigan in Whitewater Township, depicted in a shade of green. Whitewater Township, encompassing 34,957.99 acres, is significantly impacted by state land holdings, which include 15,044.8 acres. This represents approximately 43% of Whitewater Township.</p>
<p>Denise Peltonen</p>	<p>Chapter 5 (PAGE 57) – Add paragraph after Medical Marijuana Survey as follows...</p> <p>ADULT USE MARIHUANA AND COMMERCIAL MARIHUANA USE In August 2022, a referendum was on the ballot to prohibit adult-use marihuana establishments and retail establishments. The vote was Yes 696 to No 400. Following this referendum passage, the township board voted to repeal the marijuana ordinances 59 and 60 and approved the new ordinances 61 and 62 prohibiting Adult Use Marijuana 9/2312022 and commercial marijuana 11/12/2022.</p> <p>Discussion followed about the fact that voting is a form of community engagement and residents spoke out by voting on this issue.</p>	<p>Page 60.</p> <p>Added the following after the first paragraph on Medical Marihuana (reduced down to just reporting the voting results) per meeting discussion.</p> <p>Adult Use Marihuana and Commercial Marihuana Use In August 2022, a referendum was on the ballot to prohibit adult use marihuana establishments and retail establishments. The vote was Yes 696 to No 400.</p>
<p>Mike Jacobson</p>	<p>Page 33 Suggested that we have a better map to show topographic lines -rather than shades that depict elevations.</p>	<p>Page 34 - new map that illustrates topography. The map contains one-foot contour intervals, so there are many lines.</p>
<p>Mike Jacobson</p>	<p>Suggested that we expand the material that deals with the Elk Rapids School District and incorporate material that the School Superintendent shared with the PC late last year. This speaks to declining enrollment, lack of housing for young families with kids, etc.</p>	<p>Added material to the existing text on page 54. This text was sent to Mr. McKenna for review and edits (which he provided). Text now reads:</p> <p>Schools: The Elk Rapids School District includes most of Whitewater Township. Mill Creek Elementary School (shown below) is located at 9039 Old M 72 Williamsburg, serving 227 children (K-5). Other Elk Rapids School District schools include Cherryland Middle School, Sunrise Academy, Lakeland</p>

PC/ROS Member	Topic <i>(Old Page Number References)</i>	Response/ Edits Made <i>(New Page Number References)</i>
		<p>Elementary, and Elk Rapids High School. Additionally, Woodland School, located at 7224 Supply Road, Traverse City, was one of the first charter schools in Michigan to include a K-8 educational program.</p> <p>The Elk Rapid School District faces new challenges that are in part related to community development issues and considerations. In November 2023, Elk Rapids School Superintendent Bryan McKenna attended a Planning Commission meeting to share information. Some key points raised included:</p> <p>The School District is in a financial dilemma because the School District may go “out of formula.” Out-of-Formula Districts are related to areas where taxable values of real estate increase while enrollment decreases. Elk Rapids is expected to join other districts in the area (Bellaire, Glen Lake, Frankfort, Northport, and Leeland) next year and be “out of formula.”</p> <ul style="list-style-type: none"> ·Out of Formula essentially means that funding for student education becomes reliant on the local tax base, not state funding, based partly on enrollment. ·Elk Rapids School District is a “School of Choice.” This important policy allows families to send children to a school outside of the district in which they live, providing them with more educational options and flexibility. When a District funding source is based on taxable property values and not student enrollment, “School of Choice” is typically no longer an option for regional families or is dramatically restricted. ·Whitewater Township has a growing older population, and households typically have fewer children than in years past. ·Real estate values have increased dramatically in the area. While this is welcome news to some, the increasing price of real estate and housing makes it very difficult for young families (often with children) to afford to move here. This has policy implications for Whitewater Township, as no known efforts are underway to deliver starter home projects or other forms of affordable housing. ·Real estate dynamics are also impacted by the short-term rental phenomena in the area and the growth of horse-related activities.

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
		<p>The School Board has outlined several potential paths for the Elk Rapids School District. The district is currently at or near a pivotal point, and one option under consideration is the closure of a school, such as Mill Creek. Another option is the establishment of a School Academy, specifically the Mill Creek Academy, with oversight from the Elk Rapids School District. This transition to a Public School Academy would mean that the Mill Creek Academy's funding would be based on student enrollment rather than regional taxable value, thereby allowing 'school of choice' options to continue for the surrounding area and ensuring the continued operation of Mill Creek for many years to come.</p>
<p>Mike Jacobson</p>	<p>Page 54 Raised the issue of electric mobility and questioned how the existing text portrays the roll-out of electric vehicles. Noted that there are few charging stations in the area and that the transition to electric vehicles may not be smooth.</p>	<p>Page 57 Added the following text after paragraph</p> <p>While the trend toward electric mobility may be a national consideration, places like rural Northern Michigan will likely see a slower transition toward widespread acceptance of electric vehicles. In this area, charging stations are now few and far between, and important questions about the power grid and electric vehicle range still need to be answered favorably to support electric vehicle purchase decisions.</p>
<p>Mike Jacobson</p>	<p>Page 60. Regarding the short-term rentals survey results, the statement that the community is divided on the issue may be misleading. Actually, 2/3 support it with or without regulations.</p>	<p>Page 63</p> <p>6th paragraph ... change the heading to read. Community opinions regarding short-term rentals fall into three main categories.</p>
<p>Mike Jacobson</p>	<p>Page 66</p> <p>Last paragraph – delete “and activity adjacencies” in the second sentence.</p>	<p>Page 69</p> <p>Sentence amended to read...</p> <p>“They also noted the potential to construct a new EMS/Fire/Town Hall facility to utilize shared spaces.”</p>
<p>Mike Jacobson</p>	<p>Page 70 8th bullet .</p> <p>Clarify that we are discussing <u>non-residential</u> architectural design guidelines.</p>	<p>Page 73, 8th bullet amended to read.</p> <p>Develop more consensus about the desirability of voluntary or mandatory architectural design guidelines (for non-residential buildings).</p>

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Mike Jacobson	<p>Page 72 6th bullet</p> <p>Clarify what consensus is needed on regarding short term rentals.</p>	<p>Page 75... 6th bullet – reword to say...</p> <p>Develop greater consensus on the level of regulation needed for Short-term Rentals (STR) in Whitewater Township. About two-thirds of residents agree to allow short-term rentals with or without regulation.</p>
Mike Jacobson	<p>Page 84 (3-C) Need to emphasize the challenge related to providing infrastructure in Williamsburg to support redevelopment.</p> <p>No specific language was offered to address this point.</p>	<p>This was addressed in the material on page 81 (3-C) and subsequent material in Chapter 7 (Pages 102 and 120).</p> <p>No changes were made.</p>
Mike Jacobson	<p>Page 87 = 2nd paragraph</p> <p>We should note that the lakefront property in the township’s southern half is less than 5 acres. Specifically, around Island Lake and Truax Lake.</p>	<p>Page 90. – 2nd paragraph edited to read...</p> <p>The Recreation and Conservation area is a substantial portion of the southern half of Whitewater Township. The State of Michigan owns much of the land in this area, which is associated with the Pere Marquette State Forest. Except for areas around Island Lake and Truax Lake, many privately owned tracts throughout this area provide home sites on larger lots (5 acres or more). Land use in this area is not expected to change much in the future, given the large amount of State Forest Land and the fact that much of the privately held property has already been developed with homes.</p>
Mike Jacobson	<p>Future Land Use Map – Map 10. Page 68</p> <ul style="list-style-type: none"> • It was noted that the colors are too close between “High-Density Residential” and “industrial.” • The development on the east side of Broomhead Road (South of M-72) does not appear to be an agricultural use. 	<p>Future Land Use Map – Map 10 – Page 91</p> <ul style="list-style-type: none"> • Improved color selections • It was noted that the development on the east side of Broomhead Road (South of M-72) is, in fact, now zoned “agriculture,” and it complies with current agricultural zoning requirements. No change was made.

PC/ROS Member	Topic <i>(Old Page Number References)</i>	Response/ Edits Made <i>(New Page Number References)</i>
Mike Jacobson	<p>Page 90 - 2nd paragraph in the column on the right.</p> <ul style="list-style-type: none"> Why call out and describe the High Pointe Golf Course? 	<p>Page 93.... 2nd paragraph in the column on the right.</p> <ul style="list-style-type: none"> It was one of the largest private developments in Whitewater Township in many years. Decided to leave it in and add the number of acres involved in the project. Amend the paragraph to read... <p>A significant project recently approved in the Agricultural District (but next to the Recreation and Conservation area) is the High Pointe Golf Club. This golf course closed in 2008 during the Great Recession but is now part of a 24-million-dollar renovation project in Whitewater and Acme Township. This project (about 120 acres in Whitewater Township) would be an exclusive small private membership golf course designed by a world-renowned architect. Access to this facility would be from Moore Road in Whitewater Township.</p>
Mike Jacobson	<p>Page 91 – last paragraph and Graphic on Page 93.</p> <ul style="list-style-type: none"> General question about the advisory nature of the proposed rural design manual. Page 93 – eliminate the very small text in the lower right-hand corner of the graphic. 	<p>Page 96 –</p> <p>Updated graphic provided.</p>
Mike Jacobson	<p>Page 96.</p> <p>Mentioned concern that the area designated for multi-family has limitations in terms of septic systems. It is noted that typically, areas associated with high-density residential are supported by central water and sewer systems at the end of the first paragraph.</p>	<p>No change</p>

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Mike Jacobson	<p>Page 97</p> <p>An issue with the statement in the paragraph under the Village (Associated with V Zoning District).</p> <p>“According to the recent resident survey, residents hope to see a transformed area with an upgraded appearance and new development with downtown-type characteristics and attributes. Specifically, residents most want to encourage redevelopment into a downtown setting with small-scale retail, commercial services, restaurants, and perhaps upper-floor housing or office space.”</p> <p>Suggested rewording to more accurately indicate the level of support.</p>	<p>Page 100</p> <p>Reworded to read...</p> <p>According to the recent resident survey (question #12), residents hope to see a transformed area with an upgraded appearance and new development with downtown-type characteristics and attributes. Specifically, a substantial majority of residents (nearly three out of four) want to encourage redevelopment into a downtown setting with small-scale retail, commercial services, restaurants, and perhaps upper-floor housing or office space.</p>
Mike Jacobson	<p>Page 98 - Second Paragraph</p> <p>Old 72, between Elk Lake Road and the M-72 to the west, is presently a two-lane road without sidewalks, lighting, or landscaping.</p> <p>Refer to Old M-72 and New M-72 throughout the document</p>	<p>Page 101 – Second paragraph</p> <p>Reworded to</p> <p>Old 72, between Elk Lake Road and new M-72 to the west, is currently a two-lane road without sidewalks, lighting, or landscaping.</p> <p>Refer to new M-72 elsewhere in the document</p>
Mike Jacobson	<p>Page 103 – First paragraph</p> <p>Last sentence is hard to follow.</p> <p>The Zoning Ordinance is the main tool to implement this Master Plan and explains why zoning regulations are what they are.</p>	<p>Page 106</p> <p>Reword the last sentence to read...</p> <p>The Zoning Ordinance is the main tool to implement this Master Plan</p>

PC/ROS Member	Topic <i>(Old Page Number References)</i>	Response/ Edits Made <i>(New Page Number References)</i>
Mike Jacobson	<p>Page 116.</p> <p>Last bullet on the page.</p> <p>Question about the age of the fire station.</p>	<p>The age of the fire Station was described in the Feasibility Study for Township Facilities and Water Supply Whitewater Township August 1, 2022</p> <p>It says the fire station is nearing 48 years old (Page 3).</p> <p>Page 119 Changed text to say</p> <p>Whitewater Township Fire Department Station (8380 Old M-72 Hwy) is close to 50 years old. It has 5,000 sq. ft. and is considered too small to hold the current fire vehicles, equipment, and amenities needed for a modern fire department.</p> <p>Also removed reference to the report being in draft form.</p>
Mike Jacobson	<p>General comment about keeping track of who is participating in the planning process. Maybe next time we do public engagement, we can ask people to put a sticky dot on their home location so we can see where the voices are coming from.</p>	<p>No change.</p>
Mike Jacobson	<p>Wanted to include a statement at the end stating that this Master Plan is a flexible document subject to change and review every five years.</p>	<p>Added a brief Chapter 10 – Conclusion. Page 121</p>
Mike Jacobson	<p>Expressed general concern about water quality, but no specific amendment or change was proposed. The public engagement results demonstrated support for initiatives.</p>	<p>No change</p>
Keith DeYoung	<p>Wondered if we could use more local examples of development. No specific changes were discussed.</p>	<p>No changes made</p>

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Linda Slopsema	Page 65, Second Paragraph The term rejected in the first sentence may be too strong of a word, given a lack of extensive data on this subject.	Page 68, Second Paragraph Reworded... In terms of development design, higher-density subdivisions received less support.
Linda Slopsema	Page 74 – Graphic The issue was raised about the implied sense of priority as each principle is numbered.	Page 77 – Graphic Removed numbers next to each principle to eliminate indication of priority.
Linda Slopsema	Many short-term goals are listed on pages 75- 84.	Discussed the need for more prioritization in the future.
Linda Slopsema	It would be helpful to have a new zoning map and description of existing zoning in the Master Plan. Many questions about what the existing zoning ordinance requires.	Discussed the need to revisit this after the results from the surveyor are provided in June.
Rod Rebant (at meeting on 5-5-24)	Noted that on the acknowledgments page - Lois MacLean should be included.	On the Acknowledgment Page - Added Lois MacLean under Administrative Support.
Randy Mielnik	Page 111 MPO – Questions had been raised about the recently established MPO and Whitewater Township's participation in this organization.	Page 114 ... Reached out to Barry Hicks – (new MPO program manager) for clarification. He suggested the following change In the last paragraph, the third sentence under "Metropolitan Planning Organization (MPO) – edit to read "Whitewater Township is located within the Metropolitan Planning Area (MPA) and is eligible for inclusion in the MPO."
Randy Mielnik	Add to the list of activity on page 13 to keep up to date	Added line on page 13.
	Page 52 – The population projections are likely to be on the modest side.	Page 55 – Added the following text. Given that these projections are based on state projections, they may be regarded as being on the

PC/ROS Member	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
		"low side," given common local impressions of area growth pressure and demand for housing.
Randy Mielnik	Page 117, Bullet #1 Portions of Williamsburg Road have paved shoulders now.	Page 110. Added the following sentence to the end of bullet #1 "Portions of Williamsburg Road have paved shoulders now."

Other Non-PC/ROS Comments /	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
Kim Mangus	Page 74 Principle #1 says "Respect the Rights of the Township Residents and Property Owners It was stated that this is inconsistent with 2015 Master Plan. However, the 2015 Master Plan does say exactly. 1. Respect the Rights of the Township Residents and Property Owners. See Page 3	No change The current master plan recognized that the listed 2015 Master Plan Goals were not goals but more like general statements. Township Goals were rewritten to be Specific, Measurable, Actionable, Realistic, and Time-bound, which gives them value and usefulness. We took the goal headings from page 3 of the 2015 Master Plan and redefined them as "principles." Not the same as goals. Language is exactly from 2015 Master Plan
Kim Mangus	One of the implementation steps in the 2015 Master Plan was highlighting the hunting, fishing, trapping and other outdoor recreational opportunities. Wants to see this activity "protected" in the Master Plan .	There are no "implementation steps" in the 2015 Master Plan. The only mention of these terms is as follows on page 3. <ul style="list-style-type: none"> Encourage the continuation of hunting, fishing, trapping, and other outdoor recreational opportunities. No specific recommended actions to further this goal are provided in the 2015 Master Plan, and the simple statement (above) does little to provide any actionable steps for the PC or Township as a whole.

Other Non-PC/ROS Comments /	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
		No change was made as more PC discussion is warranted to develop this thought meaningfully.
Kim Mangus	<p>Page 78.</p> <p>Did include support for Agri-Tourism under Encourage Economic Opportunities – but not under Preserve Rural Character.</p> <p>Wants stronger statements about Agri-tourism</p>	<p>The comment is confusing, as the 7th bullet under Goal 2-A addresses reviewing existing zoning regulations to further support Agritourism. Principle 2 relates to Preserving Rural Character. Nothing about Agritourism is found under Principle 4, Encourage Economic Opportunities.</p> <p>This issue is also addressed on Page 103, which is raised under the Zoning Plan topic.</p>
Kim Mangus	<p>Page 78</p> <p>Questioned Reference to Article 27 – bullet #4 under 2-A.</p> <p>Article 27 was flawed in many ways.</p>	<p>Article 27 was identified because it contained <u>some</u> good requirements and development standards. However, it was poorly prepared and had many flaws. The idea was to revisit it with professional help and reinstate common-sense requirements.</p> <p>The fourth was edited per prior comments from Rene Stratton.</p> <p>It now reads...</p> <p>Reconsider the elimination of some zoning requirements previously in Article 27 (regulations for Environmentally Sensitive Areas). These zoning requirements are related to issues such as wetlands, steep slopes, groundwater recharge areas, areas subject to erosion, etc. Reinstating certain requirements would protect sensitive areas and help preserve rural character.</p>
Kim Mangus	<p>Page 78</p> <p>Bullet #8</p> <p>Comments related to the potential to create non-conforming property with greater setbacks driven by new road classifications.</p>	<p>This comment relates to past confusion about the Road Commission and setbacks that somehow led to a 150-foot setback on Supply Road. This topic was addressed by the PC a few months ago. We did exactly what was suggested and found the 150-setback enacted in the past is should be changed. There seems to have been past confusion about this topic</p> <p>This topic is also addressed on Page 109-113.</p> <p>Page 81</p>

Other Non-PC/ROS Comments /	Topic (Old Page Number References)	Response/ Edits Made (New Page Number References)
		<ul style="list-style-type: none"> - Added the term "as appropriate" at the end of bullet point #8 to suggest it is not a blanket change based on the GTCRC.
Kim Mangus	<p>Wants to see verbiage about "protecting private roads"</p> <p>Want some reference to being sensitive to not "condemning private property"</p> <p>Wants to see corridor plan (goal #4-D) limited to between Cook and Broomhead Road west to Twp. Line</p>	<p>It is not clear what changes should be made.</p> <p>The limits of the corridor plan should be determined later, and funding sources may influence the boundaries. Just because the plan could extend into areas east of Cook/Broomhead Road, that does not dictate or predetermine the plan recommendations.</p>
Kim Mangus	Questioned picture at the bottom of page 96.	It is not clear what changes should be made.
Kim Mangus	<p>Questioned the area identified on the future land use Map 10 as high-density residential. Some problems with "the area not perking" were mentioned.</p>	This area is already zoned to permit high-density residential. Nothing was changed from the existing zoning map (as it exists now).
Kim Mangus	<p>Suggested a "blow-up Map – showing the Williamsburg Area in greater detail.</p> <p>Also suggest greater clarity about the names of land use categories.</p>	<p>The PC should discuss this from the standpoint that we should not confuse the Future Land Use Plan with the Zoning Map. The Future Land Use Plan should be general and is intentionally not a parcel-specific illustration of future land use. Otherwise, you are duplicating the Zoning Map. The Future Land Use Map is there to provide a basis for considering the rezoning of the property. For example, if someone proposed rezoning agricultural land along Elk Lake Road near Park Road to something like commercial– it would not conform to the future land use Map, and there would be a clear basis to turn it down.</p> <p>Pages 89- 105 describe the land use categories on Map 10 and provide associations to various zoning districts.</p> <p>For clarity, the paragraph title on page 90 was changed from</p> <p>Recreation and Conservation (Associated with RC Zoning District) to Recreation (Associated with RC Zoning District) to match the legend on Map 10.</p>



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MEMO

To: Whitewater Township Planning Commission
From: Randy Mielnik, AICP
CC:
Date: May 24, 2024
Re: Zoning Ordinance

Work has continued on the Zoning Ordinance clarification project, and a complete document has been produced for review. Copies of this document will be posted on the Township website. Printed copies are also being made and will be brought to our meeting on June 5. This document is still in draft form, but it includes the following elements:

1. This draft is believed to include all amendments since the original Zoning Ordinance Adoption (1972). The binders given to the PC with Zoning Amendments were reviewed, updated, and corrected.
2. The Zoning Ordinance has been reorganized. Similar and related chapters are combined, and in some instances, very short articles are combined. The existing Zoning Ordinance has 37 Articles, while the new clarified Ordinance has 22.
3. This work builds on the work done by Muni-Code. However, some amendments were missing from that work.
4. The Draft Clarified Zoning Ordinance has the following features:
 - a. It is one searchable document
 - b. It has a consistent format regarding sections, subsections, and information hierarchy.
 - c. It has a detailed and linked table of contents. This enables the reader to click on an Article or Section and be taken there rather than flipping through many pages.
 - d. Cross-references are linked to allow for better navigation. When the text says to see a particular section, that text is in a different color and can be clicked to take you there. Doing this helps make sure that cross-references are correct.

- e. All graphics (i.e., parking and landscaping) were re-scanned and placed with the proper sections.
 - f. Legal descriptions are gone, and the new clarified Zoning Ordinance references a new zoning map. The surveyor hired by Whitewater Township is providing this map (See other parts of the June 5th PC agenda).
5. As discussed, material changes to development standards and requirements in the Zoning Ordinance have been avoided. This work focuses on clarifying and creating a good foundation for future work. There are many areas where shortcomings exist, in addition to updates called for in the new Master Plan.

