

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
April 3, 2024

Call to Order at 7:00 p.m.

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

Also in attendance: Randy Mielnik of North Place Planning and Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment:

7:02 p.m. begin

Connie Hymore

Vicki Beam

7:08 p.m. end

Public Hearing: None

Approval of Minutes:

MOTION by Jacobson second by Wroubel to approve Regular Meeting Minutes of March 6, 2024.

Roll call vote: Wroubel-yes; Peltonen-yes; DeYoung-yes; Slopsema-yes, Keaton-yes; Vollmuth–n/a; Jacobson-yes.
Motion carried.

Correspondence: None

Reports and Presentations:

Zoning Administrator Report: No report provided. New ZA has not started yet

Chair's Report, Keaton: Rights of the PC to make decisions

Township Board Rep, Vollmuth: Written note provided

ZBA Representative, Wroubel: No cases in March.

Committee Reports: None

Unfinished Business:

1. Zoning Map update and discussion, Mielnik notes that the surveyor has 60 days to complete, should be complete mid-April and will present to the PC.
Discussion of disclaimer. We use the county GIS mapping system and the assessor also uses the county GIS.
Our surveyor is mapping the zoning districts.
Consult attorney regarding the language of a disclaimer, after the map is complete.
2. Zoning Amendment List and Organization of Zoning Ordinance, Mielnik notes that we are likely 30 days out on the reorganizational map. Looking to add it to the June agenda.
3. Special Meeting, April 18, 2024, 7 p.m., for Draft Master Plan review and discussion. Mielnik notes that the draft notes history, Enabling Act requirements, community input and steps to achieve the goals. Chapter 6 is the goals section. Please review for the next meeting. Please offer specifics to any changes you would like. Please include what, why and how.
4. Bylaws: The term “rule of necessity” is in the bylaws. Add the supplied American Bar Association definition to the bylaws. Add a definitions page to the bylaws or include as a footnote.
MOTION by Keaton, second by Peltonen to add the original definition of the rule of necessity on a definitions page with more complete source information.
Roll call vote: DeYoung-yes; Peltonen-yes; Jacobson-yes Slopsema-no, Keaton-yes; Wroubel-no;
Vollmuth–n/a. Motion carried.
DeYoung will create a definitions page to be included in the bylaws and update the date.
5. Traverse Transportation Coordinating Initiative (TTCI) and Metropolitan Planning Organization (MPO) was denied at the board level. Whitewater Township IS part of the MPO, which is the Grand Traverse Area MPO. The township board has decided to NOT take a seat at the table regarding making plans and decisions. Lucas Porath of the MI Dept of Transportation of the TC office would be willing to come speak to the PC

regarding their future plans for M72. Schedule for the May meeting.

New Business:

1. Information for Preparation of forthcoming Special Use Permit Public Hearing, materials provided for PC review
 - a. Amendment 84, Article 25, Site Plan Review (SPR) / Special Use Permit (SUP) – authorization and procedures. Materials provided for reference in preparation for the upcoming meeting. Discussion ensued. The Special Use Permit notes what has to be submitted to the zoning administrator, special use standards are stated. The PC does have the right to request more information (within reason, within the law). A decision does not have to be made on the night of a public hearing. Sometimes the PC may need more time to make a decision. That can be determined on a case-by-case basis. A special meeting can be called. Reasons for approval or disapproval have to be stated along with the findings of fact.
 - b. Fahey Schultz Burzych Rhodes – “Special and Conditional Use Permits – the Do’s and Don’ts. Materials provided for reference in preparation for the upcoming meeting.
2. Define the term “rural”: Page 87, in the Master Plan draft. Highlight what is there. What does our township want?

3. Election of Officers:

Jacobson nominates Slopsema for Chair. Slopsema accepts.

MOTION by Jacobson, second by Wroubel to elect Slopsema as Chair.

Roll call vote: Peltonen-yes; DeYoung-yes; Jacobson-yes Slopsema-yes, Keaton-yes; Wroubel-yes; Vollmuth–n/a. Motion carried.

Jacobson nominates DeYoung for Secretary. DeYoung accepts.

MOTION by Jacobson, second by Slopsema to elect DeYoung as Secretary.

Roll call vote: Slopsema-yes, Keaton-yes; Vollmuth–n/a; Peltonen-yes; DeYoung-yes; Wroubel-yes; Jacobson-yes; Motion carried.

DeYoung nominates Jacobson for Vice Chair. Jacobson accepts.

MOTION by Keaton, second by DeYoung to elect Jacobson as Vice Chair.

Roll call vote: DeYoung-yes; Wroubel-yes; Jacobson-yes; Slopsema-yes, Keaton-yes; Vollmuth–n/a; Peltonen-yes. Motion carried.

Next meeting: Special meeting: April 18, 2024; regular meeting: May 1, 2024.

Public Comment:

None

Commission Discussion/Comments:

Continuing Education:

“Rural definition”

2024 Agritourism Summit, May 8 at Haggerty Center (link provided for registration)

MOTION by Jacobson second by DeYoung to adjourn.

Roll call: Jacobson-yes; Keaton-yes; Slopsema-yes; Wroubel-yes; Vollmuth-n/a; Peltonen-yes; DeYoung-yes.

Adjournment: 9:10 p.m.

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

Respectfully Submitted
Lois MacLean,
Recording Secretary