

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
June 5, 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, Planner Mielnik and Zoning Administrator Graber

Set / Adjust Agenda: Add new business regarding PC representation on ZBA, NB #1, move Dan Wagner of MDOT and Scott McClain of Michigan Geomatics before unfinished business

Declaration of Conflict of Interest: None

Public Comment:

7:04 p.m. begin

Kim Mangus, regarding the Master Plan

7:06 p.m. end

Public Hearing

- a. Open public hearing at: 7:06 p.m. on Special Land Use Permit #2024-02, Scott Trumbull, 10890 Munro Rd, parcel number 28-13-109-010-12 for a major home occupation.
Published in the Record Eagle on May 19, 2024
Notifications to property owners within 300' went out on May 17, 2024
- b. Presentation by Zoning Administrator Graber: overview: Applicant looking to process mustard in an existing accessory building on the property. Everything will be inside the building. Graber notes that the proposal meets all of the requirements in the zoning ordinance.
- c. Presentation by Applicant: Zach Hunter and Scott Trumbull are proposing a mustard processing facility. Will be working with MDARD.
Water, septic is approved by the county.
EGLE is in charge of the waste water discharge. Discharge field has been approved by EGLE.
The equipment is not loud.
Hours of operation, 8-5, approximately, including pickup and drop-offs.
Local farmer will grow mustard.
Storage unit on site is temporary. It is where the equipment is currently being stored.
- d. Public comment
Open at: 7:19 p.m.
None
End at 7:19 p.m.
Correspondence: Haggard Plumbing and Heating is not opposed to the project.
- e. Close public hearing at: 7:21 p.m.
- f. Discussion of Appeal.
No opposition.
Presented well.
Would like the EGLE report on waste water and well testing included with the packet for the record.
- g. Findings of Fact: Meets the requirements of the zoning ordinance, other permits being handled.
- h. Decision – approve with conditions.
- i. MOTION by Jacobson, second by Keaton to approve the Special Land Use Permit #2024-02, parcel #28-13-109-010-12, major occupation with the condition of the EGLE report on waste water disposal and well certification to be submitted to the Zoning Administrator for inclusion in the file.
Roll call: Jacobson-yes; Keaton-yes; DeYoung-yes; Wroubel-yes; Peltonen-yes; Vollmuth-yes; Slopsema-yes.
Motion carried.

Approval of Minutes:

MOTION by DeYoung second by Jacobson to approve the Special Meeting Minutes of April 18, 2024.

On voice vote, all in favor. Motion carried.

MOTION by Keaton second by DeYoung to approve the Regular Meeting Minutes of May 1, 2024, as amended.

On voice vote, all in favor. Motion carried.

Correspondence: Memo in the packet is a notification that Elk Rapids Township has adopted their Master Plan

Reports and Presentations:

Zoning Administrator Report, Graber: Dollar General provided the requested sign information and revised plans showing where the trees and boulders will go. Good to roll forward. Request the Sandusky Blend color for façade.

Chair's Report, Slopsema: None

Township Board Rep, Vollmuth: Nothing to add.

ZBA Representative, Wroubel: No cases in May. Received notification of the case Keep Whitewater Township Rural/Beam vs Whitewater Township regarding the ZBA case of August 24, 2023. Decision has been affirmed by the local circuit court.

Committee Reports: None

Dan Wagner of MDOT shared over view of the department. The township's Draft Master Plan looks good, hitting all of the road highlights. Encourage Whitewater Township to be diligent about driveways off the state highway. Good to plan ahead for access management.

The downtown TC project is MDOT.

Left turn lane at Bates and M72 will go in 2027.

Will be putting dual left turn lanes at 3 Mile.

Evaluating removing the pedestrian overpass at the state park.

The township is in charge of the lights at the intersections along M72.

Easements vary along the highway.

Trail use is consistent with the transportation easement.

State funding for state roads is being depleted.

Light signals all along M72 from Acme to Tom's West Bay will be synchronized to move traffic more smoothly.

Recommend any business looking to building along M72 speak with MDOT before they go for their local permit.

Scott McClain of Michigan Geomatics provided the Zoning Map. Need to overlay with all of the parcels using GIS and add the streets.

Inconsistencies discussed. A list will be provided.

The idea is to create, approve and use this map officially through the township. The zoning map will replace the legal descriptions in the zoning ordinance.

Scott will come back July 10 with requested additional information.

Unfinished Business:

1. Master Plan

a. M72 MDOT, Dan Wagner – discussed previously.

b. Draft revision discussion, including members of the Resident Outreach Subcommittee. The future land use map in the MP will need to be updated based on the new map being provided by Scott McClain. The future land use map does not show that there are any properties or areas that are intended for future development or changes. Reference the zoning map and include it in the present conditions, Chapter 3. Include the zoning map in the MP or provide a reference to the zoning map? Graber indicates maps can be added to the MP when it is complete.

MOTION by DeYoung, second by Vollmuth to include the current zoning map as reference in the appendix.

On voice vote. Split vote. Motion carried.

The next step is for the PC to send to the Township Board for distribution.

2. Zoning Ordinance Project

a. Zoning map update with Scott McClain presented and discussed previously.

b. Zoning Ordinance update. Documents will be posted to the website. Material changes have been avoided. The redline version, things that have been changed, clean copy and the zoning amendments are links on the website. It is one searchable document. The zoning map will be included in the zoning ordinance. Will have the attorney review before public hearing.

3. PC Bylaws update rule of necessity – postpone to July.

New Business:

1. PC representative to the ZBA. It is a PC decision to make a recommendation to the board.
Wroubel shared his experience and training.
Peltonen was asked but is not interested in serving on the ZBA.
Jacobson recommends Wroubel remain the PC rep. Consensus of the majority of the PC to keep Wroubel.
Wroubel recommends everyone/anyone take the ZBA training course.
Wroubel is willing to serve as the rep.
Consensus to make the recommendation that the supervisor present Wroubel to the Board for approval.
The coming ZBA case is June 13 regarding building updates to a non-conforming parcel/building.

Next meeting: Regular meeting: July 10, 2024, Bylaws, Master Plan Draft, Zoning Ordinance Draft

Public Comment:

10:05 p.m. begin

Kim Mangus commented on ZBA rep, findings of fact, attorney review of the zoning ordinance, draft MP and the zoning map.

10:12 p.m. end

Commission Discussion/Comments:

Keynotes to share with TB and Action items reviewed:

Continuing Education: None.

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

Adjournment: 10:15: p.m.

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

Respectfully Submitted
Lois MacLean,
Recording Secretary