

Whitefish Township Planning Commission

Minutes of the Meeting

June 6, 2018, 7 PM Whitefish Township Community Center

ATTENDANCE: Terry Humphreys, Richard Gratopp, Nikki Craig

ABSENT: Pat Dignum, Richard Jarnagin

The meeting was called to order at 7:03 PM by Vice Chair, Nikki Craig. Richard Jarnagin arrived at 7:04 PM. Nikki asked permission of Chairman Jarnagin to proceed with the meeting. Permission was granted. The meeting was closed at 7:05 PM to start the Public Hearing.

The meeting was recalled to order at 7:31 PM by Nikki Craig. Roll call was taken. Those present were Richard Jarnagin, Terry Humphreys, Richard Gratopp, and Nikki Craig.

Edson Forrester, Whitefish Township Trustee, announced that hard copies of the Whitefish Township Zoning Ordinances would be available to commission members soon. There were no amendments to the agenda. Terry moved to accept the May 1, General Meeting Minutes and the May 1, Public Hearing Minutes as presented. Richard Jarnagin supported, the motion carried.

PUBLIC COMMENT was received.

OLD BUSINESS: The commission members reviewed a memo dated May 3, 2018 from Bill Mangham, Ordinance Enforcement Officer and his attachment, a Whitefish Township Ordinance Violation Complaint Form. He outlined a procedure for transient rental complaints pertaining to WT ordinances, be filed with him as opposed to the land owner or property manager. Commission members supported his proposal.

Nikki then asked in light of this procedure to review the Special Land Use Application evaluated May 1, 2018, by Rebekah Dallman, (016-210-037-50) located at 10202 North Whitefish Point Road, Paradise, MI 49768. Ms. Dallman had a Hulbert, MI resident as her property contact. Richard Gratopp reminded the commission members that the intent of the "local" status was that the contact was to be a Whitefish Township resident. After discussion, the members agreed to continue with that intent and suggested that the definition of "local" be added to the terms of the Zoning Ordinances, Section 2.02.

The commission members reviewed the Special Land Use Application submitted by Tim Pritchard (016-670-043-00 & 016-670-044-00) located at 32104 Vermillion Road, Paradise, MI 49768. Nikki provided that during the year, that Pritchard had been offering short term rental use of his property, there was no opposition for him to continue the practice. This commends his management of the property and the work completed by Tanya Moore, is local contact. Richard Jarnagin moved to accept the Special Land Use Application submitted by Tim Pritchard. Dick Gratopp supported.

Richard Jarnagin Yes Terry Humphrey Yes Richard Gratopp Yes Nikki Craig Yes

The motion carried.

NEW BUSINESS: The commission members reviewed a letter of opinion; dated June 5 from Bill Mangham, Zoning Administrator regarding a sand extraction request by Mr. Banasiak, parcel ID 016-222-085-50. It was recommended that this non-conforming use of the property be permitted based on Article 11. Additional discussion revealed that this property did not have direct access to public roads

and hasn't had direct access since 2016. Richard Jarnagin moved to deny the request for sand extraction under Article 11. Terry Humphrey supported.

Richard Jarnagin Yes Terry Humphrey Yes Richard Gratopp Abstain Nikki Craig Yes

Motion carried.

Nikki proposed to the commission members, based upon the applications and concerns expressed since the zoning ordinances were passed in January, were there any items the commission members felt should be addressed as potential ordinance updates for the good of the township. The commission members discussed the following items.

- a) Adding the definition of "Local" to the list of terms.
- b) Discussion regarding the expansion of conditional uses for mining in districts other than light industrial. Concerns over the protection of the natural habitats with an emphasis of supporting the township's master plan were added to the discussion.
- c) Discussion regarding setting a limit or a maximum number of Short Term Rental Permits to be issued. Members decided to table this concept and revisit should the need occur.
- d) Adding to Section 6.10 a limit to the number of days a short term rental may be rented or used by guests; encouraging the property owner to be more invested in their property and the community. Further research needs to be completed on this topic; concerns as to enforcement were expressed.
- e) Adding to Section 6.10, three (3) affirmed complaints would result in the Short Term Rental permit to be pulled/discontinued.

Additional items will be considered at the August 1 meeting.

At 8:25 PM the meeting was closed for an Administrative session. Edson Forrester joined the session. At 8:34 PM Nikki reconvened the Whitefish Township Planning Commission meeting. Richard Gratopp moved to adjourn the meeting at 8:34 PM, Terry Humphrey supported; the motion carried.

Minutes prepared by Nikki Craig, 6/7/2018

Minutes Approved _____
(Signature) (Date)