



# SAUGATUCK TOWNSHIP

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## MINUTES

The Saugatuck Township Planning Commission met on February 11, 2019 at the Township Hall on Blue Star Highway, Saugatuck, Michigan

Present: Israels, Lozano, Prietz, Helmrich, Conklin, Rowe.  
Absent: Welk  
Also present: Al Ellinson and Natalie Dean

- 1) **Call to Order** at 7:00 p.m. by chairperson Prietz.
- 2) **Roll call and Pledge of Allegiance**
- 3) **Approval of Agenda-** Motion by Rowe to approve agenda; seconded by Lozano. Motion passes by unanimous voice vote.
- 4) **Discussion of December 17, 2018 meeting minutes.** Motion by Rowe to approve minutes as written; Israels seconds. Motion passes by unanimous voice vote.
- 5) **Public Comment**
  - a. Al Kercinik, 3325 Coppice Court, Pheasant Woods sub division. Regarding R.V. Park, he poled 16 residents and 10 responded negatively. He read from email that he sent to Chair Prietz, see attached. Also, regarding Top Grade, he has no objection to sand pit, but asks for trucks to stay on 60<sup>th</sup>, not on Old Allegan Road, especially as the trucks go too fast to get through the ravine and near Gleason Road.
  - b. R. Rusetts (sp?), 3279 Lorrimar Lane. Regarding R.V. Park, many concerns including suggestion to avoid campers and non-luxury R.V.'s. Sewer and water access, quite hours, generators, seasonal, open fires, dogs, trails? How would rules be enforced? Example: Drew's Camp Ground in Holland started as "luxury" and now has year round residents in vans and small campers.
  - c. Jim Searing, 6787 Old Garden Road. Regarding Marijuana, handed out article from the Grand Rapids Press dated 12/2/2018 about cannabis companies buying acreage for Medical marijuana growing facilities. Potential growers shouldn't be allowed to use A1 and A2 zoned land. According to a Township Parks study there are only a few families in the Township siting farming as main employment.
- 6) **Correspondence** – none
- 7) **Unfinished Business** - none
- 8) **New Business** -
  - a. Discussion with Kurt Van Gelder, Sparfoot LLC, regarding the possibility of rezoning properties at 6369 & 6333 Old Allegan Rd to A2 to allow a possible SAU to build a luxury RV park. No representative of Sparefoot LLC was present. Item tabled until further notice.

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- b. Discussion with resident spokesperson regarding their experience with the Top Grade sand mine at Old Allegan Rd & 223<sup>rd</sup> Street. Jane Dickie, 6108 Old Allegan Road. On behalf of the neighbors of the Top Grade sand mine, a number of points:
- i. Dickie's group discovered holes in ways Township was functioning, now with new members perhaps they can be more up to date.
  - ii. P.C. should "claim your power" to enforce your decisions.
  - iii. Greg Steginga is excellent for the job, but was pragmatic; "this is a sand mine after all".
  - iv. Top Grade trucks are better at staying within the rules, subcontractors are worse.
  - v. Excessive spillage on roadways, dust, berms, trees.
  - vi. Hours are currently good.
  - vii. Looking at Item G from the special use application dated September 19, 2017, there are conditions to be met, but the conditions are not listed. Where are they? Is there an attachment?
  - viii. They said they wouldn't bring in spoils? What about testing clay and soils brought in?
  - ix. Top Grade's "Observation Reporting Form", re-worked by Jane Dickie.
  - x. "State law regarding mining was misrepresented to the Township. It is worded to prove that there will be no negative serious consequences."
  - xi. Response by Ross Veltema, Top Grade as follows.
  - xii. Landscaper has been hired and will plant trees and grass in spring.
  - xiii. Regarding soil testing; they hired an independent firm, Lakeshore Environmental, a representative of the D.E.Q.
  - xiv. They decided to clay line the pond and *not* go into the aquifer. Will use mostly clay found on site.
  - xv. They are about 1/3 done. Hope to be almost done by end of next year (2020).
  - xvi. Top Grade website has Observation Report Form for use by anyone/public. This for is their accountability.
  - xvii. The State is looking at changing laws because there is a need for more sand to support state infrastructure, per Gov. Whitmer. Lack of affordable sand is a problem.
  - xviii. They try to take action right away when they receive a report.
  - xix. A lot of the worst part of the project is behind us, especially trash, junk, mattresses, tires, and spoils left by previous owner. There are now cameras on site to catch litterers.
  - xx. Larry Dickie: do they need to re-submit a new plan? Veltema: No, this is one of 2 plans submitted, happy to send the Township new drawing if required.
- c. Biggby Coffee. Chair Prietz called to open the public hearing. Tara Walston of "Brew Happy Ventures", lives at 3364 Gaslight Lane in Saugatuck. Seeking a Special Approval Use as well as a Site Plan Review. Also present were Bob Fish, the CEO and founder of Biggby Coffee, Spectator's owner Clare Ray, who represents land owners G & E Leasing, and the prospective builder, a gentleman from B Cubed Manufacturing, Alpena, MI. Walston has an existing store in South Haven, opened three years ago. Conklin and Prietz had questions about parking. Israels questioned 20' set back; yes, 20' between building and property line. Clare Ray confirmed that the summertime fireworks tent was not returning. Biggby would be leasing from G & E Leasing. Biggby is responsible for utilities' hook ups, and cleaning up site if/when they leave. They would use Spectator's existing garbage bins. No public rest rooms. Conklin asked if they looked at other sites, like Dunes View. She also suggested the Township talk with Allegan County Road Commission regarding the possibility of adding/extending a turn lane onto the Blue Star to prevent further traffic snarls. Joe Milauckas, the adjacent property owner, has been having many conversations and emails with Ellingson regarding discrepancies between the Platt maps and the site plans. All agree that this needs to be re-surveyed and discrepancies corrected before moving forward. At this point Prietz opened the hearing for the public to come forward and he read the legal notice.

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- i. Judith Snider, 207 S. Maple: She has been to South Haven store and overheard employee wondering how they would make payroll in February. Her husband works at Shell station, and it would take business away from many other coffee-selling businesses. Response by Bob Fish, 188 Hamilton, Douglas, "Specialty coffee market continues to grow", and each shop serves a different purpose.
  - ii. Joe Milauckas, 2887 Lakeshore Drive. His family has owned adjacent property since 1974, and his main concern is the south boundary line of the site plan. Please make sure the boundary line is correct, and pay special attention to necessary buffer zones and set-backs, including drive ways. Also consider retention area and water flow.
  - iii. Mark Epstein, 6185 Bayou trail. Concerned with safety of pedestrians crossing the Blue Star Hwy from the bike trail.
- d. (continued) Israels questioned the number of parking spaces. It is grandfathered. Prietz closed the public hearing. Rowe suggested that the site plan can't be approved tonight without a new land survey and re-drawing. We can act on the S.A.U. so they won't waste time and money on the site plan. P.C. reviewed the four stipulations/requirements for SAU and found all worked. Ellinson offered a list of 8 special conditions (see list) and, after short discussion, **Rowe motioned** to Approve with conditions #2 and #4: "Land Division for the leased portion of the property (State law requires for any property leased over one year)", and "Determination of actual lot size and position of building within legal lot limits (See Exhibits #6, #6a, and #7). There are discrepancies between each of the three plans." **Seconded by Lozano. Approved by Unanimous Voice Vote. Motion to table site plan review awaiting revision by Rowe, Helmrich 2<sup>nd</sup>. Approved by Unanimous Voice Vote.**

**9) Public Comments**

- a. Jim Searing: "Water!" Asked Township to invite Koops Well Drilling to come to a meeting to talk about area water tables. Marihuana growing facilities use up to a gallon of water per day per plant.
- b. Joe Milauckas: It is up to the applicant to fix the set-backs and site plan. Still concerned about set-backs and asks all involved to study.

**10) Board Discussion**— Helmrich updated P.C. re Board vote to approve amended agreement for funding the water meter project with KLWSA. Trustee open position, applicants need to apply by this upcoming Friday. Welcome Natalie Dean.

**11) Adjourn** – 1<sup>st</sup> Prietz, 2<sup>nd</sup> Conklin. Approved by unanimous voice vote. 9:03 pm.

**Next meeting** – Monday, February 25, 2019

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Maggie Conklin Recording Secretary

1. Motion by Rowe to approve agenda as written; Lozano seconded. Motion approved by unanimous voice vote.
2. Motion by Rowe to approve minutes; Israels seconded. Motion approved by unanimous voice vote.
3. Motion by Rowe to approve Biggby SAU with conditions #2 and #4. Lozano 2<sup>nd</sup>. Motion approved by unanimous voice vote.
4. Motion by Rowe to table site plan review awaiting revision. Helmrich 2<sup>nd</sup>. Motion approved by unanimous voice

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vote.

5. Motion to adjourn by Prietz; Seconded by Conklin. Motion approved by unanimous voice vote.  
Meeting adjourned at 9:03 p.m.